

C. CORREA VENTURES, INC. F/K/A:
NEWFOREST LANDSCAPING, INC.
(Applicant)

06-1-CZ14-5 (05-267)
BCC/District 8
Hearing Date: 6/8/06

Property Owner (if different from applicant) Same.

Is there an option to purchase ☒ /lease ☐ the property predicated on the approval of the zoning request? Yes ☒ No ☐

If so, who are the interested parties? Jorge Correa

Disclosure of interest form attached? Yes ☒ No ☐

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
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NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

DATE: May 25, 2006

#Z-

APPLICANT: 3. Correa Ventures, Inc.
(F/K/A: Newforest Landscaping, Inc. (06-1-CZ14-5/05-267))

MOTION: Deferred to June 8, 2006 pending acceptance of legal documentation.

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro		x		
Diaz				x
Edmonson		x		
Gimenez		x		
Heyman		x		
Jordan		x		
Rolle				x
Seijas				x
Sorenson	m	x		
Sosa		x		
Souto		x		
Vice Chairman Moss	s	x		
Chairman Martinez				x
TOTAL		9	0	4

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS**

APPLICANT: Correa Ventures, Inc.
F/K/A: Newforest Landscaping, Inc.

PH: Z05-267 (06-1-CZ14-5)

SECTION: 14-57-38

DATE: June 8, 2006

COMMISSION DISTRICT: 8

ITEM NO.: C

A. INTRODUCTION

o **REQUEST:**

Correa Ventures, Inc. F/K/A: Newforest Landscaping, Inc. is appealing the decision of Community Zoning Appeals Board #14, which denied without prejudice the following:

AU to EU-S

o **SUMMARY OF REQUEST:**

The applicant requested and was denied a zone change on the subject property from AU, Agricultural District, to EU-S, Suburban Estate Single-family District. The applicants are appealing this denial.

o **LOCATION:**

The east side of SW 194 Avenue and 668' south of SW 312 Street, Miami-Dade County, Florida.

o **SIZE:** 5.09 Gross Acres

o **IMPACT:**

The approval of the requested district boundary change will provide additional housing units for the community. The rezoning of this site will have an impact on the schools, water and sewer services, and traffic in the area.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Estate Density**. This density range is typically characterized by detached estates, which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre. The subject property is located approximately one-half (1/2) mile east of and one (1) mile south of and within the Urban Development Boundary line.

2. Some existing uses and zoning are not specifically depicted on the LUP map. All existing lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map". The limitations referenced in this paragraph pertain to existing zoning districts and uses. All approval of new industrial locations must be consistent with the LUP map or the specific exceptions provided in the various LUP map categories, the objectives and policies of this Plan.
3. The entire unincorporated area within the UDB is eligible to receive and utilize Severable Use Rights (SUR's) in accordance with provisions of Chapter 33-B, Code of Metropolitan Dade County. Accordingly, certain developments as specified in Chapter 33-B may be entitled to 16:52 density or floor area bonuses as authorized by Chapter 33-B. If the existing SUR program is modified pursuant to Land Use Element Policy 8C or other transferable development rights programs are established, all rights established by such programs shall be transferable to receiver sites inside the UDB as established in those programs.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

AU; vacant

Estate Density Residential, 1 to 2.5 dua

Surrounding Properties:

NORTH: AU; single-family residences

Estate Density Residential, 1 to 2.5 dua

SOUTH: AU; vacant

Estate Density Residential, 1 to 2.5 dua

EAST: AU; single-family residences

Estate Density Residential, 1 to 2.5 dua

WEST: AU; single-family residence

Estate Density Residential, 1 to 2.5 dua

The subject property is located within the Urban Development Boundary on the east side of SW 194 Avenue and 668' south of SW 312 Street in Miami-Dade County, Florida. Single-family residences, agricultural uses and vacant parcels of land characterize the area where the subject property lies.

E. SITE AND BUILDINGS:

Site Plan Review:

(site plans submitted)

Scale/Utilization of Site:

Acceptable*

Location of Buildings:

N/A

Compatibility:

Acceptable

Landscape Treatment:

N/A

Open Space:

N/A

Buffering:

N/A

Access:	Acceptable
Parking Layout/Circulation:	N/A
Visibility/Visual Screening:	N/A
Energy Considerations:	N/A
Roof Installations:	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	N/A

*With the Board's acceptance of the proffered covenant.

F. PERTINENT REQUIREMENTS/STANDARDS:

In evaluating an application for a **district boundary change**, **Section 33-311** provides that the Board take into consideration, among other factors, the extent to which:

- (1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;
- (2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;
- (3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;
- (4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;
- (5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.

G. NEIGHBORHOOD SERVICES:

DERM	No objection*
Public Works	No objection
Parks	No comment

MDTA	No comment
Fire Rescue	No objection
Police	No comment
Schools	5 students

*Subject to the conditions indicated in the attached memorandum.

H. **ANALYSIS:**

This application was deferred from the May 25, 2006 meeting to allow the applicant the time to submit a covenant indicating that the property is to be developed with EU-1 zoned lots without the use of Severable Use Rights (SUR's).

Correa Ventures, Inc. F/K/A: Newforest Landscaping, Inc. is appealing the decision of the Community Zoning Appeals Board #14 (CZAB-14), which, on February 15, 2006, denied without prejudice their application for a district boundary change. Pursuant to Resolution No.CZAB14-5-06, the CZAB-14 denied their request for a zone change on the subject property from AU, Agricultural District, to EU-S, Suburban Estate One Family District.

The appellant states in the appeal that the request for a district boundary change is compatible with the surrounding residential area. They also indicate that the Community Zoning Appeals Board #14 failed to take into account substantial competent evidence and the proposal is both consistent with the property's land use designation and compatible with the existing and foreseeable development surrounding the property. Staff is of the opinion that the requested zone change is **compatible** with the current residential zoning trend of the single-family residential developments found in the surrounding area. Further, staff notes that the Land Use Plan (LUP) map of the CDMP designates this site for **Estate Density Residential** use. As such, the requested EU-S zoning is **consistent** with the CDMP. However, the CDMP also provides that all legally existing lawful uses and zoning are deemed to be **consistent** with the Master Plan, as indicated in the section titled "Concepts and Limitations of the Land Use Plan Map." Therefore, the existing AU, Agricultural District, zoning designation of the subject property is also **consistent** with the CDMP.

The subject property is located approximately one-half mile east of and one mile south of and within the Urban Development Boundary on the east side of SW 194 Avenue and 668' south of SW 312 Street in Miami-Dade County, Florida. The applicant is seeking a zone change from AU, Agricultural District, to EU-S, Estate Suburban One Family District. The surrounding area where the subject property lies is characterized by single-family residences to the north, east and west and an AU-zoned vacant parcel of land to the south.

The Department of Environmental Resources Management (DERM) has **no objections** to this application and has indicated that this application meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida. However, the applicants will have to comply with all DERM conditions as set forth in their memorandum pertaining to this application. The **Public Works Department** has **no objections** to this application. They have indicated that road dedications and improvements will be accomplished through the recording of a plat. According to their memorandum, this application meets traffic concurrency criteria and will generate **11** additional **PM** daily peak hour vehicle trips.

However, the distribution of these trips to the adjacent roadways does not exceed the acceptable levels of service (LOS) of the roadways, which are currently operating at LOS "B". **Miami-Dade County Public Schools (MDCPS)** has indicated that the proposed zoning will bring **5 additional students** into the area's public schools. They also indicated that Homestead Middle School and South Dade Senior High School are the schools that will be impacted by this development. They are currently operating at 119% and 132% of the Florida Inventory of School Houses (FISH) respectively, which exceeds the 115% FISH MDCPS capacity. However, the MDCPS memo further states that utilizing the County's Census 2000 figures, the proposed residential development will increase the FISH % utilization of Homestead Middle School to 120%. On October 13, 2005, MDCPS discussed with the applicant the impact of the proposed development on public schools, and the applicant has voluntarily proffered a Declaration of Restrictions to the School Board in order to provide a monetary donation, over and above impact fees as required by the Educational Facilities Impact Fee Ordinance.

The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this site for **Estate Density Residential** use. This category permits a minimum of 1 unit to a maximum of 2.5 units per gross acre, which would allow the applicant to develop the site with a maximum of twelve (12) residential units. The proposed EU-S zoning will allow the applicant to develop the site with single-family residential units at a density of 1.74 units per gross acre, totaling a maximum of eight (8) units. The applicant has submitted two different site plans for review. Each one depicts a layout for proposed EU-S zoned lots. One plan provides eight (8) additional housing units, while the other proposes ten (10) additional units with the utilization of SUR's. The applicant has proffered covenants tying the development of the site to either one of these two proposed site plan variations. The interpretative text of the CDMP reads that the entire unincorporated area within the UDB is eligible to receive and utilize Severable Use Rights (SUR's) in accordance with provisions of Chapter 33-B, Code of Miami-Dade County. As such, either site plan layout the applicant has submitted for the proposed EU-S zoning would be deemed **consistent** with the LUP map of the CDMP.

The Department of Planning and Zoning supports the zone change to EU-S. Staff notes that the subject property is located in a section of land surrounded primarily by AU zoning district standards. However, residential zoning clusters can be seen throughout this section (14-57-38) and staff opines the EU-S zoning will be in keeping with the development trend in the area consisting of single-family residential developments. The requested EU-S zoning requires lot areas of 25,000 sq. ft. and lot frontages of 125. However, should the applicants opt to develop the property utilizing Severable Use Rights (SUR's) in accordance with the provisions of Chapter 33-B of the Code of Miami-Dade County, the minimum lot area permitted would be 20,000 sq. ft. with minimum frontages of 110'. The requested zone change from AU to EU-S will be **compatible** with the surrounding community and **consistent** with the estate density land use designation of the Land Use Plan map of the CDMP. Although staff is supportive of either of the applicant's proposed plans, staff is of the opinion that the plan proposing ten (10) units would allow a higher development density within the UDB, and reflects the use of SUR's which are allowed as a matter of right. As previously mentioned, both proposed site plans are consistent with the LUP map **Estate Density Residential** use designation which would allow the applicant to develop the site with a maximum of twelve residential units. Staff recommends approval of

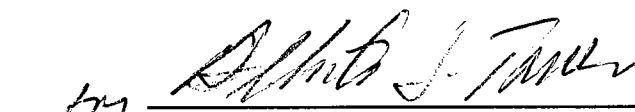
the appeal and recommends approval of the district boundary change to EU-S subject to the Board's acceptance of the proffered covenant.

Notwithstanding the abovementioned, should the Board wish to approve EU-1 zoning in lieu of the requested EU-S, staff wishes to note that EU-1 zoning is lesser included within the scope of the advertisement and would also be **compatible** with the surrounding community and **consistent** with the estate density land use designation of the Land Use Plan map of the CDMP.

I. **RECOMMENDATION:** Approval of the appeal; approval of the zone change to EU-S, subject to the Board's acceptance of the proffered covenant.

J. **CONDITIONS:** None.

DATE INSPECTED: 11/30/05
DATE TYPED: 11/21/05
DATE REVISED: 11/30/05; 12/12/05; 12/20/05; 12/28/05; 01/23/06; 03/20/06; 04/11/06;
04/13/06; 05/26/06
DATE FINALIZED: 05/26/06
DO'QW:AJT:MTF:LVT:NN:JGM



Diane O'Quinn Williams, Director
Miami-Dade County Department of
Planning and Zoning

Memorandum



Date: October 12, 2005

To: Diane O'Quinn-Williams, Director
Department of Planning and Zoning

From: Jose Gonzalez, P.E., Assistant Director
Environmental Resources Management

A handwritten signature in black ink, appearing to read "Jose Gonzalez".

Subject: C-14 #Z2005000267
Newforest Landscaping, Inc.
E/S of SW 194th Avenue and S/O SW 312th Street
District Boundary Change from AU to EU-S
(AU) (5 Ac.)
14-57-38

The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Water Supply:

The closest public water main is a 12-inch main from the City of Homestead, located approximately 1,260 feet from the site. Based on the proposed request, the subject property is within a feasible distance for connection to public water; therefore, DERM shall require connection to the public water supply system.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions stipulated by DERM for this proposed development order.

Wastewater Disposal:

The closest public sanitary sewer is a gravity network from the City of Homestead located approximately 1,832 feet from the site, beyond the calculated feasible distance for connection to the public sanitary sewer system. Therefore, DERM would not object to the interim use of septic tanks and drainfield systems as a means for the disposal of the domestic liquid waste provided that the site is connected to the public water supply system and the proposed development meets the sewage loading requirements of Section 24-43.1(3) of the Code. Based upon the available information the proposal meets said requirements. Accordingly, DERM may approve the application and it may be scheduled for public hearing.

Notwithstanding the foregoing, the applicant is advised that the provisions of the Code are applicable throughout the development process, and for this reason if at the time of platting or building permit process it is determined by DERM that the site is within feasible distance for connection to public sanitary sewers as define in the Code, connection will be required.

Existing public sanitary sewer facilities and services meet the LOS standards set forth in the CDMP. Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternative means of sewage disposal. Use of an alternative means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

A Surface Water Management General Permit from DERM shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to site development, final plat or public works approval of paving and drainage plans. The applicant is advised to contact DERM for further information regarding permitting procedures and requirements.

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage must be provided for the 5-year/1-day storm event with full on-site retention of the 25-year/3-day storm. Pollution Control devices shall be required at all drainage inlet structures.

Site grading and development shall comply with the requirements of Chapter 11C of the Code.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required by DERM for this proposed development order.

Wetlands:

The subject property does not contain jurisdictional wetlands as defined by Section 24-5 of the Code; therefore, a Class IV Wetland Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation:

The subject property contains specimen-sized (trunk diameter \geq 18 inches) trees. Section 24-49 of the Code requires the preservation of tree resources. Consequently, DERM will require the preservation of all the specimen-sized trees, as defined in the Code, on the site. A Miami-Dade County tree removal permit shall be required prior to the removal or relocation of any trees. A tree survey showing all the tree resources on site will be required prior to reviewing the tree removal permit application. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Enforcement History:

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary:

DERM has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval to that effect as required by the Code.

cc: Lynne Talleda, Zoning Evaluation- P&Z
Ron Connally, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: NEWFOREST LANDSCAPING INC

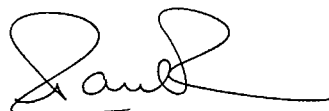
This Department has no objections to this application.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 11 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
9948	SW 312 St. w/o US-1	B	B
9950	SW 320 St. e/o US-1	B	B
F-518	SW 177 Ave. n/o US-1	B	B

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.



Raul A Pino, P.L.S.

16-NOV-05

PETITION OF APPEAL FROM DECISION OF
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY SW

AMOUNT OF FEE \$1,213.96

RECEIPT # I 2006 18800

DATE HEARD: 2/15/06

BY CZAB # 14

RECEIVED
FEB 24 2006

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY Stella Venchiano
DATE RECEIVED STAMP

This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. 05-267

Filed in the name of (Applicant) Newforest Landscaping, Inc., a Florida corporation

Name of Appellant, if other than applicant Correa Ventures, Inc., a Florida corporation

Address/Location of APPELLANT'S property: 31400 SW 193rd Avenue, Miami-Dade County, FL

Application, or part of Application being Appealed (Explanation): Entire Application

Appellant (name): Correa Ventures, Inc., a Florida corporation hereby appeal the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby make application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows:
(State in brief and concise language)

The denial of the application was not based on substantial competent evidence. The proposal is both consistent with the property's land use designation and compatible with the existing and foreseeable development surrounding the property.

APPELLANT MUST SIGN THIS PAGE

Date: _____ day of _____, year _____

Signed _____

Print Name

Mailing Address

Phone

Fax

REPRESENTATIVE'S AFFIDAVIT

If you are filing as representative of an association or other entity, so indicate:

Correa Ventures, Inc., a Florida corporation

Representing

Tracy Savens for
Signature

Felix M. Lasarte, Esq.

Print Name

701 Brickell Avenue, Suite 3000

Address

Miami

FL

33131

City

State

Zip

305-374-8500

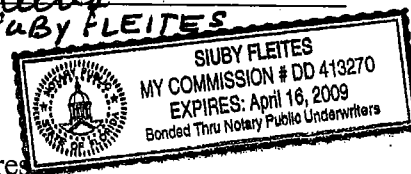
Telephone Number

Subscribed and Sworn to before me on the 22nd day of February, year 2006

Siuby Fleites
Notary Public

(stamp/seal)

Commission expires



APPELLANT'S AFFIDAVIT OF STANDING
(must be signed by each Appellant)

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

Before me the undersigned authority, personally appeared Jorge Correa, President, Correa Ventures, Inc., a Florida corporation (Appellant) who was sworn and says that the Appellant has standing to file the attached appeal of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community Zoning Appeals Board matter because of the following:

(Check all that apply)

- ☒ 1. Participation at the hearing
☐ 2. Original Applicant
☐ 3. Written objection, waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury, and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:

Siuby Fleites
Signature

SIUBY FLEITES

Print Name

Robert Cosada
Signature

ROBERT COSADA

Print Name

[Signature]
Appellant's signature
Jorge Correa
President, Correa Ventures, Inc.,
a Florida corporation

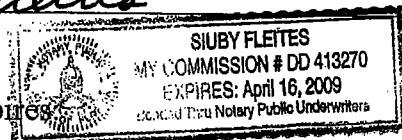
Sworn to and subscribed before me on the 22nd day of February, year 2006.
FL. DR.'S LICENSE NO.

Appellant is personally know to me or has produced C600-420-48-004-0 as identification.

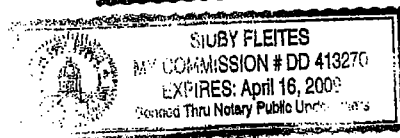
Siuby Fleites
Notary

(Stamp/Seal)

Commission Expires



3596440_v1



RESOLUTION NO. CZAB14-5-06

WHEREAS, **NEWFOREST LANDSCAPING, INC.** applied for the following:

AU to EU-S

SUBJECT PROPERTY: The north ½ of the SW ¼ of the NE ¼ of the NW ¼ of Section 14, Township 57 South, Range 38 East.

LOCATION: The east side of S.W. 194 Avenue & 668' south of S.W. 312 Street, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 14 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant proffered two alternative Declarations of Restrictions, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to EU-S would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and

WHEREAS, a motion to deny the application without prejudice was offered by Dawn Lee Blakeslee, seconded by Samuel L. Ballinger, and upon a poll of the members present the vote was as follows:

Samuel Ballinger	aye	Rose L. Evans-Coleman	aye
Wilbur B. Bell	absent	Don Jones	absent
Dawn Lee Blakeslee	aye	Curtis Lawrence	aye
Dr. Pat Wade			aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 14, that the requested district boundary change to EU-S be and the same is hereby denied without prejudice.

The Director is hereby authorized to make the necessary notations upon the records of the Miami-Dade County Department of Planning and Zoning.

PASSED AND ADOPTED this 15th day of February, 2006.

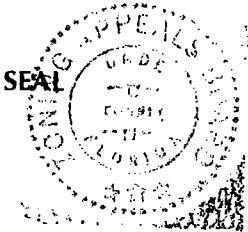
Hearing No. 06-1-CZ14-5
Is


STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Luis Salvat, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 14, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB14-5-06 adopted by said Community Zoning Appeals Board at its meeting held on the 15th day of February 2006.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 23rd day of February, 2006.





Luis Salvat, Deputy Clerk (2678)
Miami-Dade County Department of Planning and Zoning



Department of Planning and Zoning
Stephen P. Clark Center
111 NW 1st Street • Suite 1210
Miami, Florida 33128-1902
T 305-375-2800

miamidade.gov

ADA Coordination
Agenda Coordination
Animal Services
Art in Public Places
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Business Development
Capital Improvements
Citizens' Independent Transportation Trust
Commission on Ethics and Public Trust
Communications
Community Action Agency
Community & Economic Development
Community Relations
Consumer Services
Corrections & Rehabilitation
Cultural Affairs
Elections
Emergency Management
Employee Relations
Empowerment Trust
Enterprise Technology Services
Environmental Resources Management
Fair Employment Practices
Finance
Fire Rescue
General Services Administration
Historic Preservation
Homeless Trust
Housing Agency
Housing Finance Authority
Human Services
Independent Review Panel
International Trade Consortium
Juvenile Services
Medical Examiner
Metro-Miami Action Plan
Metropolitan Planning Organization
Park and Recreation
Planning and Zoning
Police
Procurement Management
Property Appraisal
Public Library System
Public Works
Safe Neighborhood Parks
Seaport
Solid Waste Management
Strategic Business Management
Team Metro
Transit
Task Force on Urban Economic Revitalization
Vizcaya Museum And Gardens
Water & Sewer

February 23, 2006

Newforest Landscaping, Inc.
c/o Felix M. Lasarte
Holland & Knight LLP
701 Brickell Avenue, Suite 3000
Miami, Florida 33131

Re: Hearing No. 06-1-CZ14-5 (05-267)
Location: East side of S.W. 194 Avenue and 668' south of
S.W. 312 Street, Miami-Dade County, Florida

Dear Mr. Lasarte:

Enclosed herewith is Resolution No. CZAB14-5-06, adopted by Miami-Dade County's Community Zoning Appeals Board 14, which denied, without prejudice, your client's application for a district boundary change from AU to EU-S on the above-noted location.

Please note that any aggrieved party may appeal the Board's decision to the Board of County Commissioners, within 14 calendar days from the date of posting on the 11th floor of the Stephen P. Clark Building, located at 111 N.W. 1st Street, Miami, FL 33128.

The date of posting is February 21, 2006.

Sincerely,

Lou Salvat
Deputy Clerk

Enclosure



Miami-Dade County Public Schools

giving our students the world

Superintendent of Schools

Rudolph F. Crew, Ed.D.

October 13, 2005

Ana Rijo-Conde, AICP, Facilities Planning Officer

Facilities Planning

Ms. Maria Teresa-Fojo, Division Chief
Miami-Dade County
Department of Planning and Zoning
Zoning Evaluation Section
111 NW 1 Street, Suite 1110
Miami, Florida 33128

Miami-Dade County School Board

Frank J. Bolaños, Chair

Dr. Robert B. Ingram, Vice Chair

Agustin J. Barrera

Evelyn Langlieb Greer

Perla Tabares Hantman

Dr. Martin Karp

Ana Rivas Logan

Dr. Marta Pérez

Dr. Solomon C. Stinson

Re: Newforest Landscaping, Inc. - Application No. 05-267 (CC14)
East side of SW 190 Avenue and South of SW 312 Street

Dear Ms. Fojo:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's (District) review analysis of potential impact generated by the above referenced application. Please note that two of the impacted school facilities meet the referenced review threshold. The proposed residential development will impact Homestead Middle School and South Dade Senior High School currently operating at 119% and 132% of FISH % utilization, respectively. However, utilizing the County's Census 2000 figures, the proposed residential development will increase the FISH % utilization of Homestead Middle School to 120% (please see enclosed analysis).

Additionally, at its April 13, 2005 meeting, the Board approved School District criteria that would allow District staff to make recommendations on residential zoning applications that impact public schools beyond the 115% of FISH capacity threshold (Review Criteria). Pursuant to the Interlocal and the recently approved Review Criteria, the District met with the applicant on October 13, 2005, to discuss the impact of the proposed development on public schools.

The District is grateful that the applicant took the time to meet with the School District to discuss possible mitigation options outlined in the Review Criteria that may accommodate new students generated by the proposed application. As such, the applicant has voluntarily proffered a Declaration of Restriction to the School Board to provide a monetary donation, over and above impact fees. The payment of the required educational impact fees for this proposed development and the proffered monetary donation will provide the full capital cost of student stations for the additional students generated by the proposed development. Please be advised that such a proffer by the applicant is subject to School Board approval at an upcoming meeting.

Ms. Maria Teresa-Fojo
October 13, 2005
Page Two

Please note the attached analysis depicts the relief schools planned in the area, which includes the recently approved Facilities Five Year Work Program.

Also, attached is a list of approved Charter School Facilities, which may provide relief on a countywide basis.

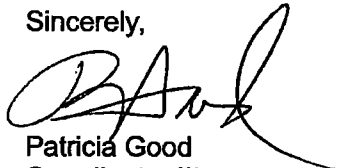
Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

New residential unit square footage X .90 (Square Footage Fee) + \$600.00 (Base Fee) + 2% administrative fee = Educational Facilities Impact fee

As an example, assuming the proposed unit is 3,800 square feet, the 9-unit development is estimated to generate approximately \$36,180 (\$4,020 per unit, excluding the 2% administration fee) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,



Patricia Good
Coordinator III

PG:am
L-0442
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerno
Mr. Michael A. Levine
Mr. Ivan M. Rodriguez
Ms. Vivian Villaamil
Mr. Felix Lasarte

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 05-267, Newforest Landscaping, Inc. (CC14)

REQUEST: Zone change from AU to EU-S

ACRES: 5 acres

MSA/Multiplier: 7.3/.60

LOCATION: East side of SW 194 Avenue and South of SW 312 Street

NUMBER OF UNITS: 9 single-family units (1 unit currently permitted under existing zoning classification, for a total of 10 units)

ESTIMATED STUDENT POPULATION: 5 students*

ELEMENTARY: 2

MIDDLE: 1

SENIOR: 2

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: West Homestead Elementary - 1550 SW 6 St.

MIDDLE: Homestead Middle – 650 NW 2 Ave.

SENIOR HIGH: South Dade Senior - 28401 SW 167 Ave.

All schools are located in Region 6

* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of August, 2005:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE	CUMULATIVE STUDENTS **
West Homestead Elem.	820/ 822*	806	102%/ 102%*	36	97%/ 98%*	841
Homestead Middle	1202/ 1203*	848	142%/ 142%*	158	119%/ 120%*	1238
South Dade Sr.	2774/ 2776*	1721	161%/ 161%*	380	132%/ 132%*	2971

* increased student population as a result of the proposed development.

** Estimated number of students (cumulative) based on zoning/land use log (2001- present) and assuming all approved developments are built; also assumes none of the prior cumulative students are figured in current population.

Notes:

- 1) Figures above reflect the impact of the class size amendment.
- 2) Pursuant to the Interlocal Agreement, the middle and senior high schools meet the review threshold.

PLANNED RELIEF SCHOOLS IN THE AREA

(information included in proposed 5-Year Capital Plan, 2005-2009, dated January 2005):

Projects in Planning, Design or Construction

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
State School "SS1" (Redland and Homestead Middle School Relief) (1604 student stations)	Design	June 2007
State School "CCC1" (South Dade Sr. High School Partial Replacement) (1522 additional student stations)	Design	March 2008

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan) 806
 Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan) 2452
 Estimated Permanent Senior High seats (Current and Proposed in 5-Year Plan) 3243

Note: Some of the proposed schools will add relief to more than one school and new seats will be assigned based on projected need.

23

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$6,549 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$32,745.

CAPITAL COSTS: Based on the State's October-2005 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	2 x	\$ 13,890	=	\$ 27,780
MIDDLE	1 x	\$ 15,925	=	\$ 15,925
SENIOR	2 x	\$ 21,074	=	\$ 42,148
Total Potential Capital Cost				\$85,853

* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

Charter School Growth in Miami-Dade County

Existing Charter Schools				
School Name	Actual Enrollment (8-10-05)	Projected Enrollment (as per contract)		
		2005-2006	2006-2007	Maximum
Academy of Arts & Minds	139	400	500	500
Archimedean Academy	432	525	525	525
Archimedean Middle Conservatory	55	160	240	240
ASPIRA Eugenio Maria de Hostos	299	600	600	600
ASPIRA Youth Leadership	291	450	450	450
ASPIRA South Youth Leadership	202	210	450	600
Aventura City of Excellence School	671	900	900	900
Balere Language Academy	155	175	250	450
Coral Reef Montessori	324	500	500	500
Doctors Charter School of Miami Shores	401	375	450	525
Doral Academy	728	2,200	2200	2,200
Doral Academy Middle School	809	1,250	1250	1,250
Doral Academy High School	908	1,800	1800	1,800
Doral Performing Arts & Entertainment Academy	50	100	150	200
Downtown Miami Charter School	558	650	650	650
Early Beginnings Academy – Civic Center	25	80	80	80
Early Beginnings Academy – North Shore	12	43	43	70
Florida International Academy	258	350	350	350
International Studies Charter High School	80	500	750	1,000
Keys Gate Charter School	1,085	1,150	1,150	1,150
Lawrence Academy	69	120	250	450
Liberty City Charter School	372	705	705	705
Life Skills Center Miami-Dade County	13	300	450	600
Mater Academy	700	1,150	1,150	1,150
Mater Academy Charter High School	1,158	1,300	1,300	1,300
Mater Academy Charter Middle School	1,157	1,300	1,300	1,300
Mater Academy East Charter School	310	800	800	800
Mater Academy East Middle School	103	250	250	250
Mater Performing Arts & Entertainment Academy	97	100	150	200
Miami Children's Museum	72	350	350	350
Miami Community Charter School	221	600	600	600
Oxford Academy of Miami	101	450	450	450
Pinecrest Preparatory Academy Middle School	216	750	800	800
Pinecrest Preparatory Academy	743	1,250	1,250	1,250
Rosa Parks Charter School/Florida City	192	400	600	600
Renaissance Elementary Charter School	444	500	500	500
Renaissance Middle Charter School	43	50	700	1,600
Sandor Wiener School of Opportunity	19	72	72	72
Sandor Wiener School of Opportunity, South	17	36	36	36
School for Integrated Academics & Technologies	262	600	800	800
Somerset Academy	514	700	700	700
Somerset Academy Charter Middle School	70	300	300	300
Somerset Academy Charter High School	7	250	375	500
Spiral Tech Elementary Charter School	71	290	290	290
Spirit City Academy	40	250	300	400
Sunshine Academy	100	150	200	450
The Charter School at Waterstone	1,001	1,000	1,000	1,000
Theodore R. and Thelma A. Gibson Charter School	11	500	600	600
Transitional Learning Academy	28	48	48	72
Youth Co-Op Charter School	508	525	525	525
TOTAL: 50 schools	16,141	27,514	30,139	32,690

Board-Approved Contracts for Schools to Open in Future Years			
School Name	Projected Enrollment (as per contract)		
	2005-2006	2006-2007	Maximum
Charter on the Beach Middle School	-0-	250	250
Liceo ENLACE Miami Charter Academy	-0-	475	775
A Child's Journey Charter School	-0-	175	600
Atlantic Science Academy	-0-	600	840
Cooperative Charter School	-0-	100	200
Dr. Joseph Coats Grace Community Charter School	-0-	600	600
Excelsior Academy of Miami	-0-	450	450
Mosaic Bilingual Academy	-0-	120	365
North Miami/Florida Int'l Univ. Charter Sr. High School	-0-	800	1,600
Pinecrest Academy Charter High School	-0-	600	850
South Dade Charter Elementary School	-0-	625	750
Summerville Charter School	-0-	600	600
TOTAL: 12 schools	-0-	5,395	7,880
SUB-TOTAL (EXISTING +APPROVED): 62 schools	27,514	35,534	40,570

Board-Approved applications for schools opening in subsequent years		
Applicant	Number of Schools	Maximum Enrollment Capacity
Somerset Academy	6	6,400
Mater Gardens Academy Elementary School	1	900
Mater Springs Academy Elementary School	1	600
Mater Academy South Charter School	1	900
Mater Gardens Academy Middle School	1	450
Mater Springs Academy Middle School	1	300
Sabal Palm Charter High School	1	800
Charter Academy of Excellence	1	600
Palmetto Bay Charter Academy	1	1,600
Princeton Charter Academy	1	1,600
Homestead Charter High School	1	2,000
South Miami-Dade Charter Elementary School	1	600
South Miami-Dade Charter Middle School	1	300
Total :	18 schools	17,050
GRAND TOTALS		
Number of Schools		Maximum Enrollment Capacity
80		57,620

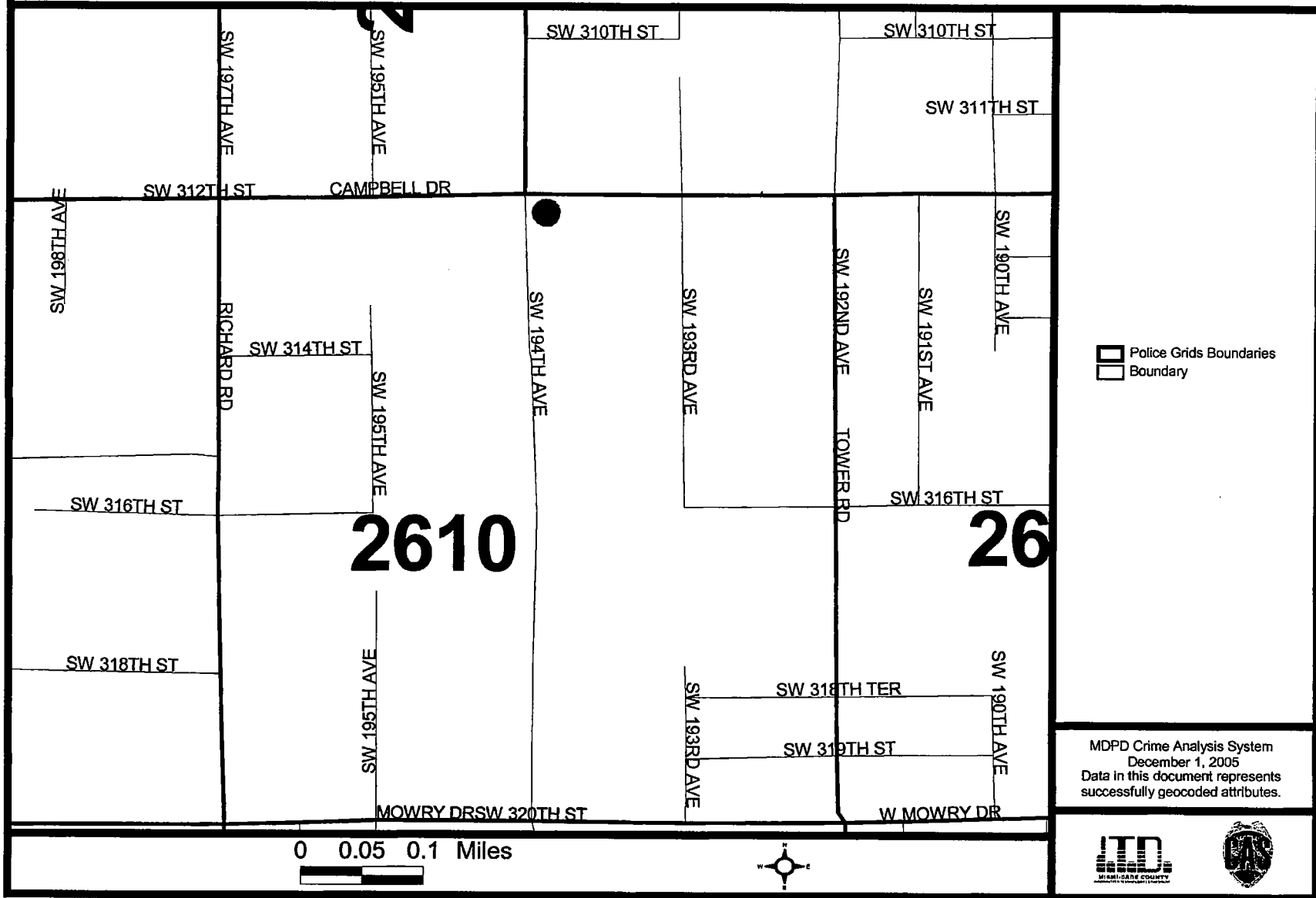
NEW CHARTER SCHOOLS FOR 2005-2006

W/L	Name and Address of Charter School	Contact Information	Grade Levels
6006	Archimedean Middle Conservatory 12425 SW 72 St. Miami, FL 33183	Ms. Vasiliki Moysidis 305 640-6278	6-8
7016	Bridge Academy <i>Main Campus:</i> 8325 NE 2 Ave., Miami, FL 33138 <i>South Campus:</i> 224 Washington Ave., Homestead, FL 33030	Dr. Leo S. Cardona 954 907-2771 786 513-0546 Fax drleoc@myfra.com	12
6007	Charter on the Beach Middle School 2301 Normandy Dr. Miami Beach, FL 33141	Ms. Gladys Palacio 786 258-2505 gladyspalacio@aol.com	7-8
6040	Doctors Charter School of Miami Shores 11301 NW 5 Ave. Miami Shores, FL 33138	Ms. Maggie Manrara 305 795-2207 manraram@miamishoresvillage.com	6-12
7009	Doral Performing Arts & Entertainment Academy 11100 NW 27 St., Doral, FL 33172 and 2601 NW 112 Ave., Doral, FL 33172	Ms. Ofelia Alvarez 305 597-9950	9-12
4080	Early Beginnings – North Shore 985 NW 91 St. Miami, FL 33150 (North Shore Medical Center)	Ms. Carol Byrd, Principal United Cerebral Palsy 305 325-1080	PK-K
4070	Early Beginnings – Civic Center 1411 NW 14 Ave. Miami, Florida 33125	Ms. Carol Byrd, Principal United Cerebral Palsy 305 325-1080	PK-K
6027	Transitional Learning Academy 1411 NW 14 Ave. Miami, Florida 33125	Ms. Pamela Miller, Principal United Cerebral Palsy 305 325-1080	8-12
6008	Lawrence Academy 777 West Palm Drive Florida City, FL 33034	Dr. Keitha Burnett 305 281-3052 mkbur293@aol.com	6-8
1000	Liceo ENLACE! Miami 9705 E. Hibiscus Palmetto Bay, FL 33157	Ms. Lucy Puella-Capone 305 213-7723 ces1234@aol.com	K-8
6009	Mater East Academy Middle School 450 SW 4 St. Miami, FL 33130	Ms. Ana Valdes, Principal 305 324-4667	6-8

W/L	Name and Address of Charter School	Contact Information	Grade Levels
7014	Mater Performing Arts & Entertainment Academy 7901 NW 103 St. Hialeah Gardens, FL 33016	Ms. Christine McGuinn, Principal 305 828-1886	9-12
5010	Oxford Academy of Miami 10870 SW 106 St. Miami, FL 33176	Mr. Tobias Hernandez, Principal 305 598-4494 305 275-2003 Fax	K-5
5030	Sandor Wiener School of Opportunity, South 11025 SW 84 St. Miami, FL 33173	Ms. Lissa Gonzalez, Principal 305 279-3064 Lgonzalez1@dadeschools.net	PK-5
5050	Sunshine Academy 1733 NE 162 St. N. Miami Beach, FL 33162	Ms. Ann-Marie Manzano, Director 786 210-8324 manzanos5@netzero.net	K-8
1010	The Charter School at Waterstone 855 East Waterstone Way Homestead, FL 33034	Dr. Cristina Cruz, Principal drcruzwaterstone@aol.com Temporary office: Prime Outlets Mall 250 East Palm Drive, Suite 245 Florida City, FL 33034 305 248-6206 Fax: 305 248-6208 Email: info@charterschoolatwaterstone.com Web: www.charterschoolatwaterstone.com	K-8
6029	Spirit City Academy 3400 NW 135 St. Opa-locka, FL 33054	Ms. Cecilia Honeywood, Principal 786 493-1546 cahoneywood@dadeschools.net	6-8
7015	Life Skills Center Miami-Dade County 3535 NW 7 Street Miami, FL 33125	Mr. Jose Filpo 305 643-9111 305 643-9141 Fax jose.filpo@lifeskillscenters.com	10-12
6028	Renaissssance Middle Charter School <i>Temporary location for 05-06:</i> 8360 NW 33 St. Miami, FL 33122	Ms. Ana Cordal, Principal 305 591-2225 acordal@dadeschools.net	6-8



Miami-Dade Police Department
Target Area - Police Grid(s): 2610
Newforest Landscaping Inc.; Hearing # 05-267





Miami-Dade Police Department

Miami-Dade Police Department Zoning Hearing Report - Dispatch Information For 2003 and 2004



Detail Filter: (Dis.Complaint Date >= FirstDate and Dis.Complaint Date < LastDate) and (Dis.Grid In ("0113", "0593", "0799", "1121", "1398", "1485", "1698", "2292", "2379", "2610", "3208")) and ((Dis.Signal Code In ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55") or ('ALL' In ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")))) and Common

		2003	2004	
Grid	Signal Code	Signal Description		
2610	13	SPECIAL INFORMATION/ASSIGNMENT	3	7
	14	CONDUCT INVESTIGATION	10	9
	15	MEET AN OFFICER	43	46
	17	TRAFFIC ACCIDENT	2	1
	19	TRAFFIC STOP	2	0
	20	TRAFFIC DETAIL	1	0
	21	LOST OR STOLEN TAG	1	1
	22	AUTO THEFT	3	0
	25	BURGLAR ALARM RINGING	6	13
	26	BURGLARY	5	15
	27	LARCENY	2	3
	28	VANDALISM	1	2
	29	ROBBERY	1	0
	32	ASSAULT	3	1
	34	DISTURBANCE	15	13
	36	MISSING PERSON	0	1
	37	SUSPICIOUS VEHICLE	3	0
	38	SUSPICIOUS PERSON	0	5
	41	SICK OR INJURED PERSON	3	3
	49	FIRE	1	2
52	NARCOTICS INVESTIGATION	0	1	
54	FRAUD	0	1	
Total Signals for Grid 2610 :			105	124

30



MIAMI-DADE POLICE DEPARTMENT
Zoning Hearing Report Part I and Part II Crimes w/o AOA
For Specific Grids
For 2003 and 2004



Miami-Dade Police Department

Grid(s): 0113, 0593, 0799, 1121, 1398, 1485, 1698, 2292, 2379, 2610, 3208

2003 2004

Grid 2610					
Part I					
130A		AGGRAVATED ASSAULT		0	2
2200		BURGLARY		1	4
2400		MOTOR VEHICLE THEFT		2	1
110A		RAPE		1	0
230G		SHOPLIFTING ALL OTHERS		5	8
230F		SHOPLIFTING FROM A MOTOR VEHICLE		3	6
Part I TOTAL				12	21
Part II					
2000		ARSON		0	1
260D		IMPERSONATION		0	1
350A		NARCOTIC BUY/SELL/POSS/IMPORT/MANUF		0	1
130B		SIMPLE ASSAULT		0	1
Part II TOTAL				0	4
Grid 2610 TOTAL				12	25

31

Memorandum



Date: 22-SEP-05
To: Diane O'Quinn Williams, Director
Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue
Subject: Z2005000267

Fire Prevention Unit:

Fire Water & Engineering has no objection to plans presented with letter of intent dated July 19 2005. Applicant must submit changes to this plan for review and approval.

Service Impact/Demand:

Development for the above Z2005000267
located at THE EAST SIDE OF S.W. 194 AVENUE & 668' SOUTH OF S.W. 312 STREET, MIAMI-DADE COUNTY,
FLORIDA.
in Police Grid 2570 is proposed as the following:

<u>12</u> single	dwelling units	<u> </u> industrial	square feet
<u> </u> multifamily	dwelling units	<u> </u> institutional	square feet
<u> </u> commercial	square feet	<u> </u> nursing home	square feet

Based on this development information, estimated service impact is: 3.2 alarms-annually.

Existing services:

The Fire station responding to an alarm in the proposed development will be:
Station 16 - 325 N.W. 2 Street Homestead / Fla. City Rescue, ALS Engine, 50' Squrt

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:
None

Fire Planning Additional Comments:

Current service impact calculated based on letter of intent dated July 19 2005. Substantial changes to the letter of intent will require additional service impact analysis

32

DATE: 12/02/05

REVISION 2

TEAM METRO

ENFORCEMENT HISTORY

NEWFOREST LANDSCAPING INC

THE EAST SIDE OF S.W. 194
AVENUE & 668' SOUTH OF S.W.
312 STREET, MIAMI-DADE COUNTY,
FLORIDA.

APPLICANT

ADDRESS

Z2005000267

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

11-29-05 No violations.

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal, stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: CORREA VENTURES, INC.

NAME AND ADDRESS	Percentage of Stock
JORGE CORREA	100%
3200 Coconut Grove Drive	
Coral Gables, FL 33134	

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

NAME AND ADDRESS (if applicable)	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

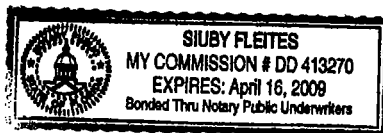
NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: CORREA VENTURES, INC.
JORGE CORREA (Applicant)

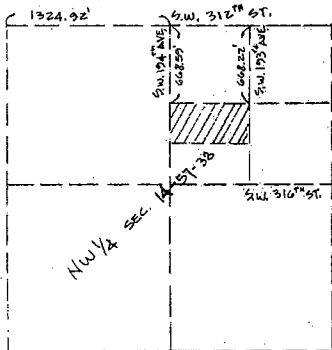
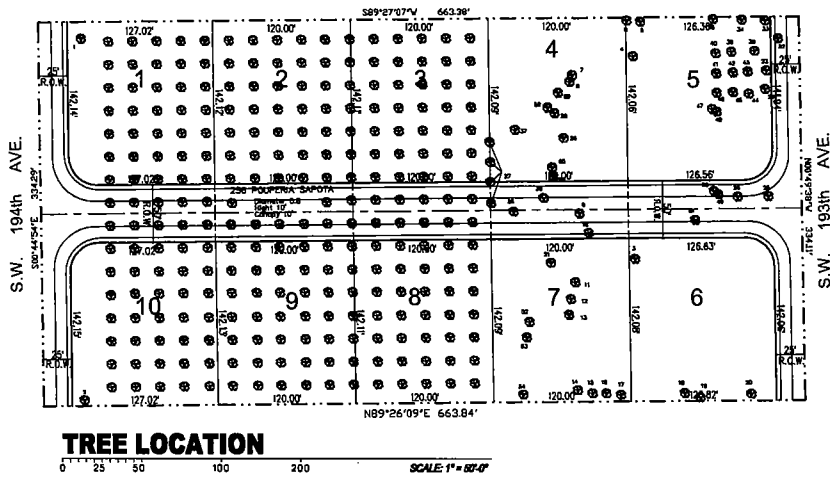
Sworn to and subscribed before me this 18th day of January, 2006. Affiant is personally known to me or has produced _____ as identification.

Siuby Fleites
(Notary Public)



My commission expires _____

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.



LEGAL DESCRIPTION

THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA

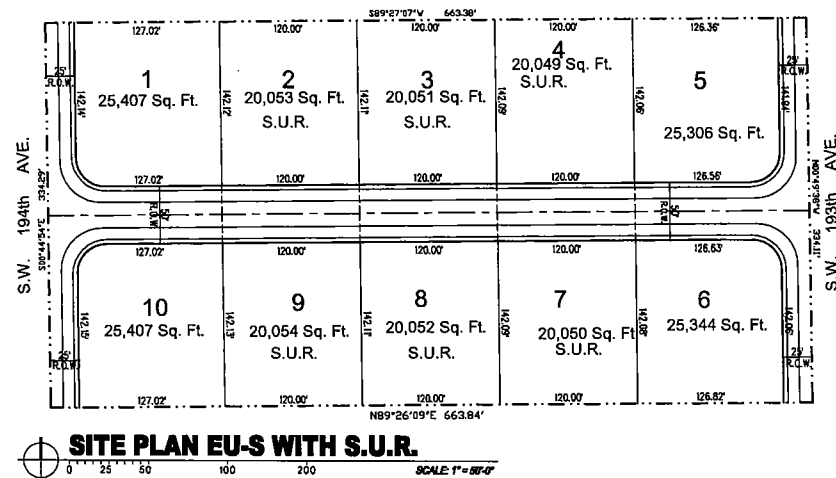
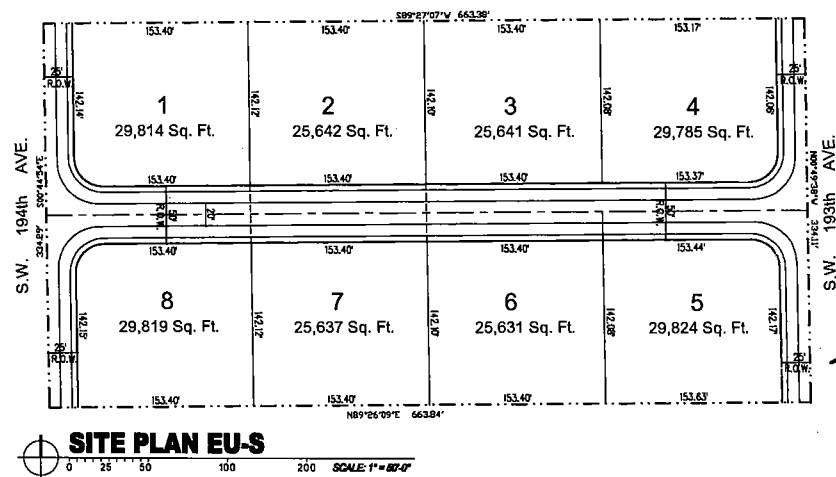
SITE DATA - EU-S

SINGLE FAMILY SITE DATA	Sq. Ft.	Acres
Gross Area	221,778.00	5.00
R.O.W. Dedication	47,828.00	1.10
Net Area	173,950.00	3.99

Unit Calculations	Allowed/Reqd.	Provided
Number of Lots w/ SURS	10	10
Gross density Max. (Units/Ac)	6.00	1.96

TREE LIST

No	NAME	Diameter	Height	Canopy
1	UK	1	40	40
2	UK	2	15	10
3	BRANDISH BERRY	1	35	15
4	BRANDISH BERRY	1	35	15
5	COCONUT	1.5	25	20
6	UK	2	45	20
7	GUAVA	0.8	15	10
8	UK	1.5	10	25
9	UK	1	40	40
10	UK	1.5	35	15
11	UK	1.5	35	15
12	UK	1.5	35	15
13	UK	1.5	35	15
14	UK	1.5	35	15
15	UK	0.8	25	15
16	GUAVA	0.5	15	12
17	UK	2	40	40
18	GUAVA	0.5	15	12
19	PALM	0.8	15	10
20	PALM	0.8	15	10
21	ROYAL PALM	1.5	35	15
22	ROYAL PALM	1.5	35	15
23	UK	1.5	40	20
24	UK	1	20	15
25	COCONUT	2	20	12
26	MANGO	3	45	35
27	ORANGE	4	12	10
28	UK	3	50	35
29	AVOCADO	1	30	20
30	UK	1	30	20
31	COCONUT	0.8	3	3
32	PALM	0.8	3	3
33	UK	0.8	5	15
34	UK	0.8	5	15
35	UK	0.8	5	15
36	UK	0.8	5	15
37	UK	0.8	5	15
38	ORANGE	0.5	12	10
39	ORANGE	0.4	13	10
40	ORANGE	0.4	8	3
41	MANGO	0.8	15	10
42	UK	0.8	20	10
43	MANGO	0.5	18	10
44	MANGO	0.7	15	15
45	UK	1	10	18
46	MANGO	0.5	12	10
47	UK	0.7	15	10
48	UK	0.8	20	10
49	COCONUT	1	4	6
50	COCONUT	0.8	7	6
51	SAPOTE	1.5	18	15
52	UK	1.2	28	20
53	UK	0.9	20	20
54	UK	2	15	20
55	UK	3	10	15
56	COCONUT	1.5	8	6
57	ORANGE	0.4	10	6
58	COCONUT	2	9	8



ZONING
 MIAMI-DADE
 BY

RAMOSMARTINEZ
 ARCHITECT
 11140 SW 15th Ave.
 Suite 100
 Miami, FL 33199
 Phone: 305-555-1114
 Fax: 305-555-1115
 Email: ramosmartinez@aol.com

NEW FOREST SITE
 MIAMI-DADE COUNTY, FLORIDA

NEW FOREST

SITE PLAN

SITE PLAN WITH S.U.R.

DATE: 11/14/05

BY: [Signature]

DATE: 11/14/05

BY: [Signature]

DATE: 11/14/05

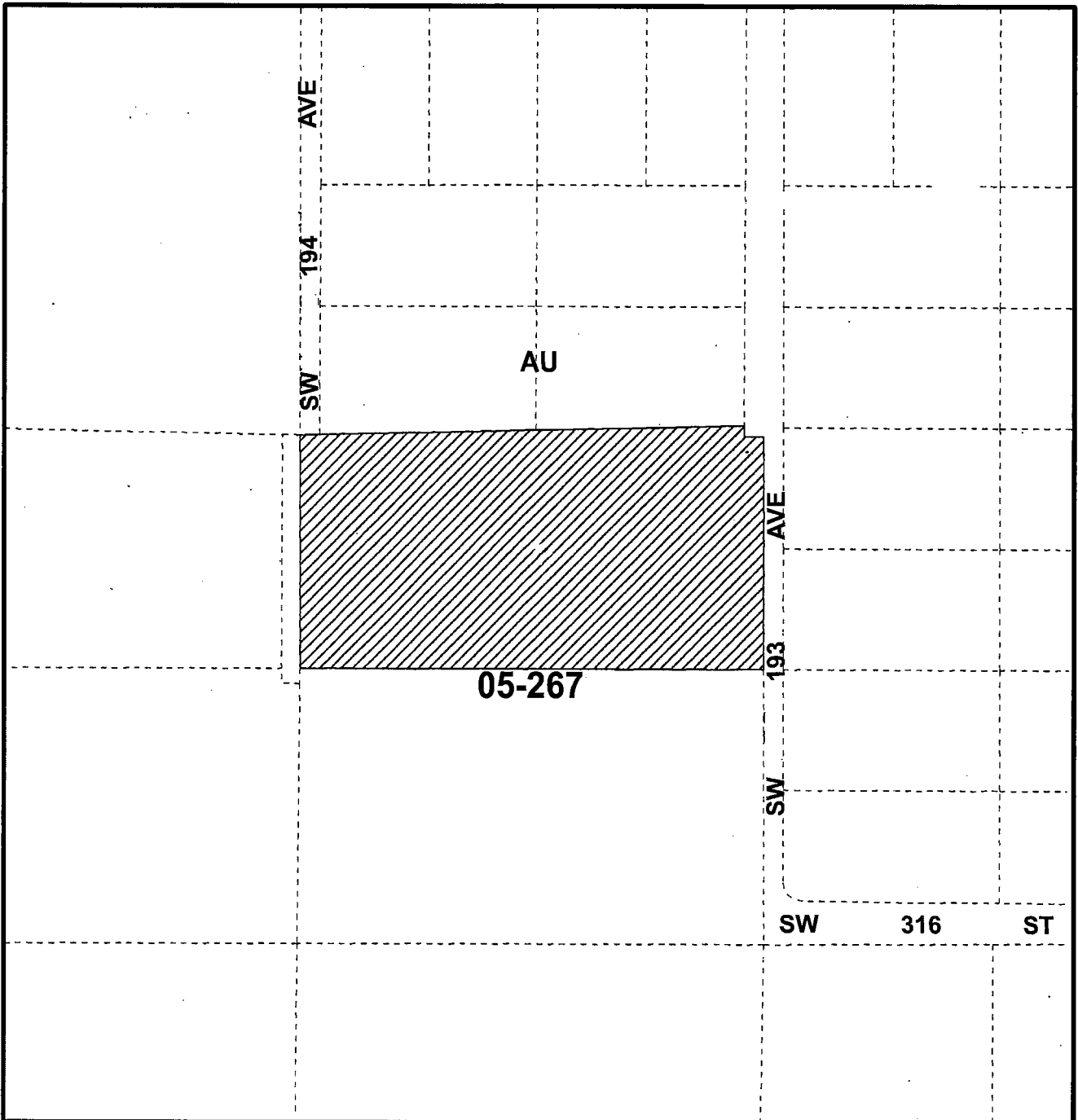
BY: [Signature]

DATE: 11/14/05

BY: [Signature]

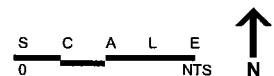
DATE: 11/14/05

BY: [Signature]



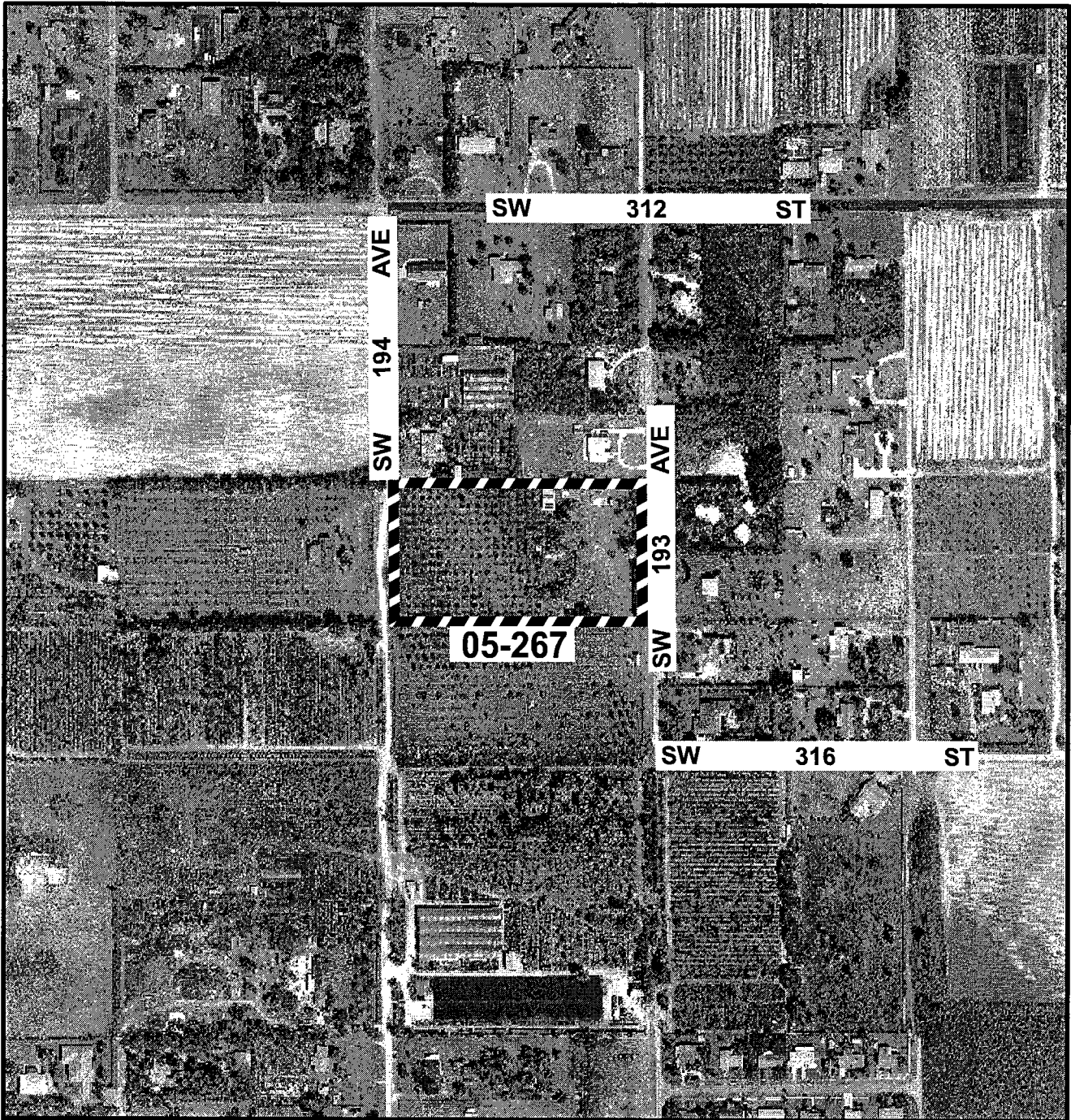
**MIAMI-DADE COUNTY
HEARING MAP**

**Section: 14 Township: 57 Range: 38
Process Number: 05000267
Applicant: NEWFOREST LANDSCAPING INC.
Zoning Board: C14
District Number: 8
Drafter ID: ERIC
Scale: 1:200'**



 **SUBJECT PROPERTY**





MIAMI-DADE COUNTY
AERIAL

Section: 14 Township: 57 Range: 38
Process Number: 05000267
Applicant: NEWFOREST LANDSCAPING INC.
Zoning Board: C14
District Number: 8
Drafter ID: ERIC
Scale: NTS

S C A L E
0 NTS N



SUBJECT PROPERTY



DRAFT

Received by
Zoning Agenda Coordinator
JUN 02 2006

This instrument was prepared by:

Name: Felix M. Lasarte, Esq.
Address: Holland & Knight LLP
701 Brickell Avenue, Suite 3000
Miami, Florida 33131

(Space Reserved for Clerk of the Court)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned, CORREA VENTURES, INC. (the "Owner"), holds the fee simple title to that certain 5± acres of real property, which is legally described in Exhibit "A" to this Declaration (the "Property");

NOW, THEREFORE, in order to assure Miami-Dade County (the "County") that the representations made by the Owner during consideration of Public Hearing No. 05-267 (the "Application") will be abided by, the Owner freely, voluntarily and without duress, makes the following Declaration of Restrictions covering and running with the Property:

1. **Maximum Number of Lots.** The development of the Property shall be limited to a maximum of five (5) residential lots.
2. **Limitation of S.U.R.s.** The utilization of SURs (Severable Use Rights) is prohibited.
3. **Miscellaneous.**
 - A. **County Inspection.** As further part of this Declaration, it is hereby understood and agreed that any official inspector of Miami-Dade County, or its agents duly authorized, may have the privilege at any time during normal working hours of

entering and inspecting the use of the premises to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

B. Covenant Running with the Land. This Declaration on the part of the Owner shall constitute a covenant running with the land and may be recorded, at the Owner's expense, in the public records of Miami-Dade County, Florida, and shall remain in full force and effect and be binding upon the undersigned Owner, and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the public welfare.

C. Term. This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date that this Declaration is recorded, after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the, then, owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Declaration has first been modified or released by Miami-Dade County.

D. Modification, Amendment, Release. This Declaration of Restrictions may be modified, amended or released as to the land herein described, or any portion thereof, by a written instrument executed by the, then, owner(s) of all of the Property, including joinders of all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners or Community Zoning Appeals Board of Miami-

Dade County, Florida, or other procedure permitted under the Miami-Dade County Code, whichever by law has jurisdiction over such matters, after public hearing, if required.

E. Enforcement. Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants. The prevailing party in any action or suit pertaining to or arising out of this Declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

F. Authorization for Miami-Dade County to Withhold Permits and Inspections. In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the County is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as this Declaration is complied with.

G. Election of Remedies. All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

H. Presumption of Compliance. Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County, and inspections made and approval of occupancy given by the County, then such construction, inspection and approval shall create a rebuttable presumption that the

buildings or structures thus constructed comply with the intent and spirit of this Declaration.

I. Severability. Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect.

J. Recording. This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owners following the approval of the Application. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Director of the Planning and Zoning Department or the executive officer of the successor of said department, or in the absence of such director or executive officer by his/her assistant in charge of the office in his/her absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

[Signature Page(s) Follow]

3. CORREA VENTURES, INC. F/K/A:
NEWFOREST LANDSCAPING, INC.
(Applicant)

06-1-CZ14-5 (05-267)
BCC/District 8
Hearing Date: 5/25/06

Property Owner (if different from applicant) **Same.**

Is there an option to purchase ☒ /lease ☐ the property predicated on the approval of the zoning request? Yes ☒ No ☐

If so, who are the interested parties? **Jorge Correa**

Disclosure of interest form attached? Yes ☒ No ☐

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
				NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS**

APPLICANT: Correa Ventures, Inc.
F/K/A: Newforest Landscaping, Inc.

PH: Z05-267 (06-1-CZ14-5)

SECTION: 14-57-38

DATE: May 25, 2006

COMMISSION DISTRICT: 8

ITEM NO.: 3

A. INTRODUCTION

o **REQUEST:**

Correa Ventures, Inc. F/K/A: Newforest Landscaping, Inc. is appealing the decision of Community Zoning Appeals Board #14, which denied without prejudice the following:

AU to EU-S

o **SUMMARY OF REQUEST:**

The applicant requested and was denied a zone change on the subject property from AU, Agricultural District, to EU-S, Suburban Estate Single-family District. The applicants are appealing this denial.

o **LOCATION:**

The east side of SW 194 Avenue and 668' south of SW 312 Street, Miami-Dade County, Florida.

o **SIZE:** 5.09 Gross Acres

o **IMPACT:**

The approval of the requested district boundary change will provide additional housing units for the community. The rezoning of this site will have an impact on the schools, water and sewer services, and traffic in the area.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Estate Density**. This density range is typically characterized by detached estates, which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre. The subject property is located approximately one-half (1/2) mile east of and one (1) mile south of and within the Urban Development Boundary line.

2. Some existing uses and zoning are not specifically depicted on the LUP map. All existing lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map". The limitations referenced in this paragraph pertain to existing zoning districts and uses. All approval of new industrial locations must be consistent with the LUP map or the specific exceptions provided in the various LUP map categories, the objectives and policies of this Plan.
3. The entire unincorporated area within the UDB is eligible to receive and utilize Severable Use Rights (SUR's) in accordance with provisions of Chapter 33-B, Code of Metropolitan Dade County. Accordingly, certain developments as specified in Chapter 33-B may be entitled to 16:52 density or floor area bonuses as authorized by Chapter 33-B. If the existing SUR program is modified pursuant to Land Use Element Policy 8C or other transferable development rights programs are established, all rights established by such programs shall be transferable to receiver sites inside the UDB as established in those programs.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

AU; vacant

Estate Density Residential, 1 to 2.5 dua

Surrounding Properties:

NORTH: AU; single-family residences

Estate Density Residential, 1 to 2.5 dua

SOUTH: AU; vacant

Estate Density Residential, 1 to 2.5 dua

EAST: AU; single-family residences

Estate Density Residential, 1 to 2.5 dua

WEST: AU; single-family residence

Estate Density Residential, 1 to 2.5 dua

The subject property is located within the Urban Development Boundary on the east side of SW 194 Avenue and 668' south of SW 312 Street in Miami-Dade County, Florida. Single-family residences, agricultural uses and vacant parcels of land characterize the area where the subject property lies.

E. SITE AND BUILDINGS:

Site Plan Review:

(site plans submitted)

Scale/Utilization of Site:

Acceptable

Location of Buildings:

N/A

Compatibility:

Acceptable

Landscape Treatment:

N/A

Open Space:

N/A

Buffering:

N/A

Access:	Acceptable
Parking Layout/Circulation:	N/A
Visibility/Visual Screening:	N/A
Energy Considerations:	N/A
Roof Installations:	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

In evaluating an application for a **district boundary change**, **Section 33-311** provides that the Board take into consideration, among other factors, the extent to which:

- (1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;
- (2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;
- (3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;
- (4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;
- (5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.

G. NEIGHBORHOOD SERVICES:

DERM	No objection*
Public Works	No objection
Parks	No comment
MDTA	No comment
Fire Rescue	No objection

Police
Schools

No comment
5 students

*Subject to the conditions indicated in the attached memorandum.

H. ANALYSIS:

Correa Ventures, Inc. F/K/A: Newforest Landscaping, Inc. is appealing the decision of the Community Zoning Appeals Board #14 (CZAB-14), which, on February 15, 2006, denied without prejudice their application for a district boundary change. Pursuant to Resolution No. CZAB14-5-06, the CZAB-14 denied their request for a zone change on the subject property from AU, Agricultural District, to EU-S, Suburban Estate One Family District.

The appellant states in the appeal that the request for a district boundary change is compatible with the surrounding residential area. They also indicate that the Community Zoning Appeals Board #14 failed to take into account substantial competent evidence and the proposal is both consistent with the property's land use designation and compatible with the existing and foreseeable development surrounding the property. Staff is of the opinion that the requested zone change is **compatible** with the current residential zoning trend of the single-family residential developments found in the surrounding area. Further, staff notes that the Land Use Plan (LUP) map of the CDMP designates this site for **Estate Density Residential** use. As such, the requested EU-S zoning is **consistent** with the CDMP. However, the CDMP also provides that all legally existing lawful uses and zoning are deemed to be **consistent** with the Master Plan, as indicated in the section titled "Concepts and Limitations of the Land Use Plan Map." Therefore, the existing AU, Agricultural District, zoning designation of the subject property is also **consistent** with the CDMP.

The subject property is located approximately one-half mile east of and one mile south of and within the Urban Development Boundary on the east side of SW 194 Avenue and 668' south of SW 312 Street in Miami-Dade County, Florida. The applicant is seeking a zone change from AU, Agricultural District, to EU-S, Estate Suburban One Family District. The surrounding area where the subject property lies is characterized by single-family residences to the north, east and west and an AU-zoned vacant parcel of land to the south.

The Department of Environmental Resources Management (DERM) has **no objections** to this application and has indicated that this application meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida. However, the applicants will have to comply with all DERM conditions as set forth in their memorandum pertaining to this application. The **Public Works Department** has **no objections** to this application. They have indicated that road dedications and improvements will be accomplished through the recording of a plat. According to their memorandum, this application meets traffic concurrency criteria and will generate **11** additional **PM** daily peak hour vehicle trips. However, the distribution of these trips to the adjacent roadways does not exceed the acceptable levels of service (LOS) of the roadways, which are currently operating at LOS "B". **Miami-Dade County Public Schools** (MDCPS) has indicated that the proposed zoning will bring **5** additional **students** into the area's public schools. They also indicated that Homestead Middle School and South Dade Senior High School are the schools that will be impacted by this development. They are currently operating at 119% and 132% of

the Florida Inventory of School Houses (FISH) respectively, which exceeds the 115% FISH MDCPS capacity. However, the MDCPS memo further states that utilizing the County's Census 2000 figures, the proposed residential development will increase the FISH % utilization of Homestead Middle School to 120%. On October 13, 2005, MDCPS discussed with the applicant the impact of the proposed development on public schools, and the applicant has voluntarily proffered a Declaration of Restrictions to the School Board in order to provide a monetary donation, over and above impact fees as required by the Educational Facilities Impact Fee Ordinance.

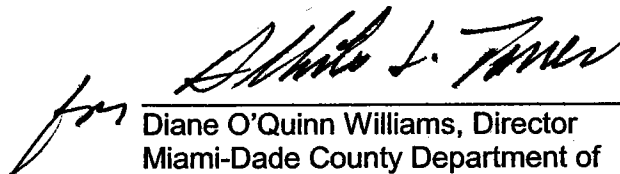
The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this site for **Estate Density Residential** use. This category permits a minimum of 1 unit to a maximum of 2.5 units per gross acre, which would allow the applicant to develop the site with a maximum of twelve (12) residential units. The proposed EU-S zoning will allow the applicant to develop the site with single-family residential units at a density of 1.74 units per gross acre, totaling a maximum of eight (8) units. The applicant has submitted two different site plans for review. Each one depicts a layout for proposed EU-S zoned lots. One plan provides eight (8) additional housing units, while the other proposes ten (10) additional units with the utilization of SUR's. The applicant has proffered covenants tying the development of the site to either one of these two proposed site plan variations. The interpretative text of the CDMP reads that the entire unincorporated area within the UDB is eligible to receive and utilize Severable Use Rights (SUR's) in accordance with provisions of Chapter 33-B, Code of Miami-Dade County. As such, either site plan layout the applicant has submitted for the proposed EU-S zoning would be deemed **consistent** with the LUP map of the CDMP.

The Department of Planning and Zoning supports the zone change to EU-S. Staff notes that the subject property is located in a section of land surrounded primarily by AU zoning district standards. However, residential zoning clusters can be seen throughout this section (14-57-38) and staff opines the EU-S zoning will be in keeping with the development trend in the area consisting of single-family residential developments. The requested EU-S zoning requires lot areas of 25,000 sq. ft. and lot frontages of 125. However, should the applicants opt to develop the property utilizing Severable Use Rights (SUR's) in accordance with the provisions of Chapter 33-B of the Code of Miami-Dade County, the minimum lot area permitted would be 20,000 sq. ft. with minimum frontages of 110'. The requested zone change from AU to EU-S will be **compatible** with the surrounding community and **consistent** with the estate density land use designation of the Land Use Plan map of the CDMP. Although staff is supportive of either of the applicant's proposed plans, staff is of the opinion that the plan proposing ten (10) units would allow a higher development density within the UDB, and reflects the use of SUR's which are allowed as a matter of right. As previously mentioned, both proposed site plans are consistent with the LUP map **Estate Density Residential** use designation which would allow the applicant to develop the site with a maximum of twelve residential units. Staff recommends approval of the appeal and recommends approval of the district boundary change to EU-S subject to the Board's acceptance of the proffered covenant restricting the development to the plan proposing ten (10) units.

- I. **RECOMMENDATION:** Approval of the appeal; approval of the zone change to EU-S, subject to the Board's acceptance of the proffered covenant restricting the development to the plan proposing ten (10) units.

J. CONDITIONS: None.

DATE INSPECTED: 11/30/05
DATE TYPED: 11/21/05
DATE REVISED: 11/30/05; 12/12/05; 12/20/05; 12/28/05; 01/23/06; 03/20/06; 04/11/06;
04/13/06
DATE FINALIZED: 04/29/06
DO'QW:AJT:MTF:LVT:NN:JGM


Diane O'Quinn Williams, Director
Miami-Dade County Department of
Planning and Zoning

Memorandum



Date: October 12, 2005

To: Diane O'Quinn-Williams, Director
Department of Planning and Zoning

From: Jose Gonzalez, P.E., Assistant Director
Environmental Resources Management

A handwritten signature in black ink, appearing to read "Jose Gonzalez", written over the printed name.

Subject: C-14 #Z2005000267
Newforest Landscaping, Inc.
E/S of SW 194th Avenue and S/O SW 312th Street
District Boundary Change from AU to EU-S
(AU) (5 Ac.)
14-57-38

The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Water Supply:

The closest public water main is a 12-inch main from the City of Homestead, located approximately 1,260 feet from the site. Based on the proposed request, the subject property is within a feasible distance for connection to public water; therefore, DERM shall require connection to the public water supply system.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions stipulated by DERM for this proposed development order.

Wastewater Disposal:

The closest public sanitary sewer is a gravity network from the City of Homestead located approximately 1,832 feet from the site, beyond the calculated feasible distance for connection to the public sanitary sewer system. Therefore, DERM would not object to the interim use of septic tanks and drainfield systems as a means for the disposal of the domestic liquid waste provided that the site is connected to the public water supply system and the proposed development meets the sewage loading requirements of Section 24-43.1(3) of the Code. Based upon the available information the proposal meets said requirements. Accordingly, DERM may approve the application and it may be scheduled for public hearing.

Notwithstanding the foregoing, the applicant is advised that the provisions of the Code are applicable throughout the development process, and for this reason if at the time of platting or building permit process it is determined by DERM that the site is within feasible distance for connection to public sanitary sewers as define in the Code, connection will be required.

Existing public sanitary sewer facilities and services meet the LOS standards set forth in the CDM. Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternative means of sewage disposal. Use of an alternative means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

A Surface Water Management General Permit from DERM shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to site development, final plat or public works approval of paving and drainage plans. The applicant is advised to contact DERM for further information regarding permitting procedures and requirements.

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage must be provided for the 5-year/1-day storm event with full on-site retention of the 25-year/3-day storm. Pollution Control devices shall be required at all drainage inlet structures.

Site grading and development shall comply with the requirements of Chapter 11C of the Code.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDM subject to compliance with the conditions required by DERM for this proposed development order.

Wetlands:

The subject property does not contain jurisdictional wetlands as defined by Section 24-5 of the Code; therefore, a Class IV Wetland Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation:

The subject property contains specimen-sized (trunk diameter \geq 18 inches) trees. Section 24-49 of the Code requires the preservation of tree resources. Consequently, DERM will require the preservation of all the specimen-sized trees, as defined in the Code, on the site. A Miami-Dade County tree removal permit shall be required prior to the removal or relocation of any trees. A tree survey showing all the tree resources on site will be required prior to reviewing the tree removal permit application. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Enforcement History:

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary:

DERM has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMF for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval to that effect as required by the Code.

cc: Lynne Talleda, Zoning Evaluation- P&Z
Ron Connally, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: NEWFOREST LANDSCAPING INC

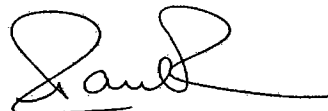
This Department has no objections to this application.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 11 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
9948	SW 312 St. w/o US-1	B	B
9950	SW 320 St. e/o US-1	B	B
F-518	SW 177 Ave. n/o US-1	B	B

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.



Raul A Pino, P.L.S.

16-NOV-05

PETITION OF APPEAL FROM DECISION OF
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY SW

AMOUNT OF FEE \$1,213.96

RECEIPT # I 2006 1880

DATE HEARD: 2/15/06

BY CZAB # 14

RECEIVED
FEB 24 2006

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY Stella Venchance
DATE RECEIVED STAMP

This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. 05-267

Filed in the name of (Applicant) Newforest Landscaping, Inc., a Florida corporation

Name of Appellant, if other than applicant Correa Ventures, Inc., a Florida corporation

Address/Location of APPELLANT'S property: 31400 SW 193rd Avenue, Miami-Dade County, FL

Application, or part of Application being Appealed (Explanation): Entire Application

Appellant (name): Correa Ventures, Inc., a Florida corporation hereby appeal the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby make application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows:
(State in brief and concise language)

The denial of the application was not based on substantial competent evidence. The proposal is both consistent with the property's land use designation and compatible with the existing and foreseeable development surrounding the property.

APPELLANT MUST SIGN THIS PAGE

Date: _____ day of _____, year _____

Signed _____

Print Name

Mailing Address

Phone

Fax

REPRESENTATIVE'S AFFIDAVIT

If you are filing as representative of an association or other entity, so indicate:

Correa Ventures, Inc., a Florida corporation

Representing

Signature

Felix M. Lasarte, Esq.

Print Name

701 Brickell Avenue, Suite 3000

Address

Miami

FL

33131

City

State

Zip

305-374-8500

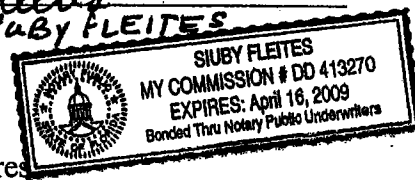
Telephone Number

Subscribed and Sworn to before me on the 22nd day of February, year 2006

Notary Public

(stamp/seal)

Commission expires



APPELLANT'S AFFIDAVIT OF STANDING
(must be signed by each Appellant)

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

Before me the undersigned authority, personally appeared Jorge Correa, President, Correa Ventures, Inc., a Florida corporation (Appellant) who was sworn and says that the Appellant has standing to file the attached appeal of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community Zoning Appeals Board matter because of the following:

(Check all that apply)

- ☒ 1. Participation at the hearing
☐ 2. Original Applicant
☐ 3. Written objection, waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury, and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:

Siuby Fleites
Signature

SIUBY FLEITES

Print Name

Robert Losada
Signature

ROBERT LOSADA

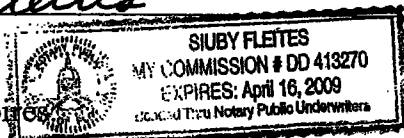
Print Name

[Signature]
Appellant's signature
Jorge Correa
President, Correa Ventures, Inc.,
a Florida corporation

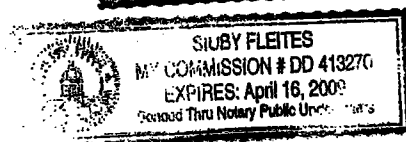
Sworn to and subscribed before me on the 22nd day of February, year 2006.
FL. DR.'S LICENSE NO.

Appellant is personally know to me or has produced C600-420-48.004-0 as identification.

Siuby Fleites
Notary
(Stamp/Seal)
Commission Expires



3596440_v1



RESOLUTION NO. CZAB14-5-06

WHEREAS, NEWFOREST LANDSCAPING, INC. applied for the following:

AU to EU-S

SUBJECT PROPERTY: The north ½ of the SW ¼ of the NE ¼ of the NW ¼ of Section 14, Township 57 South, Range 38 East.

LOCATION: The east side of S.W. 194 Avenue & 668' south of S.W. 312 Street, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 14 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant proffered two alternative Declarations of Restrictions, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to EU-S would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and

WHEREAS, a motion to deny the application without prejudice was offered by Dawn Lee Blakeslee, seconded by Samuel L. Ballinger, and upon a poll of the members present the vote was as follows:

Samuel Ballinger	aye	Rose L. Evans-Coleman	aye
Wilbur B. Bell	absent	Don Jones	absent
Dawn Lee Blakeslee	aye	Curtis Lawrence	aye
Dr. Pat Wade	aye		

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 14, that the requested district boundary change to EU-S be and the same is hereby denied without prejudice.

The Director is hereby authorized to make the necessary notations upon the records
of the Miami-Dade County Department of Planning and Zoning.

PASSED AND ADOPTED this 15th day of February, 2006.

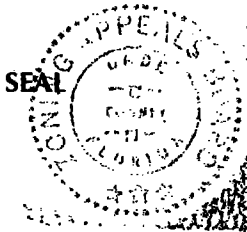
Hearing No. 06-1-CZ14-5
Is


STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Luis Salvat, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 14, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB14-5-06 adopted by said Community Zoning Appeals Board at its meeting held on the 15th day of February 2006.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 23rd day of February, 2006.





Luis Salvat, Deputy Clerk (2678)
Miami-Dade County Department of Planning and Zoning



Department of Planning and Zoning
Stephen P. Clark Center
111 NW 1st Street • Suite 1210
Miami, Florida 33128-1902
T 305-375-2800

miamidade.gov

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Agenda Coordination
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Art in Public Places
Audit and Management Services
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Citizens' Independent Transportation Trust
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Corrections & Rehabilitation
Cultural Affairs
Elections
Emergency Management
Employee Relations
Empowerment Trust
Enterprise Technology Services
Environmental Resources Management
Fair Employment Practices
Finance
Fire Rescue
General Services Administration
Historic Preservation
Homeless Trust
Housing Agency
Housing Finance Authority
Human Services
Independent Review Panel
International Trade Consortium
Juvenile Services
Medical Examiner
Metro-Miami Action Plan
Metropolitan Planning Organization
Park and Recreation
Planning and Zoning
Police
Procurement Management
Property Appraisal
Public Library System
Public Works
Safe Neighborhood Parks
Seaport
Solid Waste Management
Strategic Business Management
Team Metro
Transit
Task Force on Urban Economic Revitalization
Vizcaya Museum And Gardens
Water & Sewer

February 23, 2006

Newforest Landscaping, Inc.
c/o Felix M. Lasarte
Holland & Knight LLP
701 Brickell Avenue, Suite 3000
Miami, Florida 33131

Re: Hearing No. 06-1-CZ14-5 (05-267)
Location: East side of S.W. 194 Avenue and 668' south of
S.W. 312 Street, Miami-Dade County, Florida

Dear Mr. Lasarte:

Enclosed herewith is Resolution No. CZAB14-5-06, adopted by Miami-Dade County's Community Zoning Appeals Board 14, which denied, without prejudice, your client's application for a district boundary change from AU to EU-S on the above-noted location.

Please note that any aggrieved party may appeal the Board's decision to the Board of County Commissioners, within 14 calendar days from the date of posting on the 11th floor of the Stephen P. Clark Building, located at 111 N.W. 1st Street, Miami, FL 33128.

The date of posting is February 21, 2006.

Sincerely,

Lou Salvat
Deputy Clerk

Enclosure



Miami-Dade County Public Schools

giving our students the world

Superintendent of Schools

Rudolph F. Crew, Ed.D.

Ana Rijs-Conde, AICP, Facilities Planning Officer
Facilities Planning

October 13, 2005

Miami-Dade County School Board

Frank J. Bolaños, Chair

Dr. Robert B. Ingram, Vice Chair

Agustín J. Barrera

Evelyn Langlieb Greer

Perla Tabares Hantman

Dr. Martin Karp

Ana Rivas Logan

Dr. Marta Pérez

Dr. Solomon C. Stinson

Ms. Maria Teresa-Fojo, Division Chief
Miami-Dade County
Department of Planning and Zoning
Zoning Evaluation Section
111 NW 1 Street, Suite 1110
Miami, Florida 33128

Re: Newforest Landscaping, Inc. - Application No. 05-267 (CC14)
East side of SW 190 Avenue and South of SW 312 Street

Dear Ms. Fojo:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's (District) review analysis of potential impact generated by the above referenced application. Please note that two of the impacted school facilities meet the referenced review threshold. The proposed residential development will impact Homestead Middle School and South Dade Senior High School currently operating at 119% and 132% of FISH % utilization, respectively. However, utilizing the County's Census 2000 figures, the proposed residential development will increase the FISH % utilization of Homestead Middle School to 120% (please see enclosed analysis).

Additionally, at its April 13, 2005 meeting, the Board approved School District criteria that would allow District staff to make recommendations on residential zoning applications that impact public schools beyond the 115% of FISH capacity threshold (Review Criteria). Pursuant to the Interlocal and the recently approved Review Criteria, the District met with the applicant on October 13, 2005, to discuss the impact of the proposed development on public schools.

The District is grateful that the applicant took the time to meet with the School District to discuss possible mitigation options outlined in the Review Criteria that may accommodate new students generated by the proposed application. As such, the applicant has voluntarily proffered a Declaration of Restriction to the School Board to provide a monetary donation, over and above impact fees. The payment of the required educational impact fees for this proposed development and the proffered monetary donation will provide the full capital cost of student stations for the additional students generated by the proposed development. Please be advised that such a proffer by the applicant is subject to School Board approval at an upcoming meeting.

Ms. Maria Teresa-Fojo
October 13, 2005
Page Two

Please note the attached analysis depicts the relief schools planned in the area, which includes the recently approved Facilities Five Year Work Program.

Also, attached is a list of approved Charter School Facilities, which may provide relief on a countywide basis.

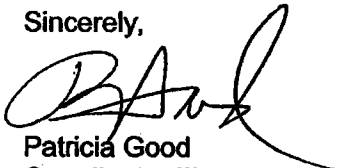
Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

$$\text{New residential unit square footage} \times .90 (\text{Square Footage Fee}) + \$600.00 (\text{Base Fee}) + 2\% \text{ administrative fee} = \text{Educational Facilities Impact fee}$$

As an example, assuming the proposed unit is 3,800 square feet, the 9-unit development is estimated to generate approximately \$36,180 (\$4,020 per unit, excluding the 2% administration fee) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,



Patricia Good
Coordinator III

PG:am
L-0442
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albueme
Mr. Michael A. Levine
Mr. Ivan M. Rodriguez
Ms. Vivian Villaamil
Mr. Felix Lasarte

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 05-267, Newforest Landscaping, Inc. (CC14)

REQUEST: Zone change from AU to EU-S

ACRES: 5 acres

MSA/Multiplier: 7.3/.60

LOCATION: East side of SW 194 Avenue and South of SW 312 Street

**NUMBER OF
UNITS:** 9 single-family units (1 unit currently permitted under existing zoning classification, for a total of 10 units)

**ESTIMATED
STUDENT
POPULATION:** 5 students*

ELEMENTARY: 2

MIDDLE: 1

SENIOR: 2

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: West Homestead Elementary - 1550 SW 6 St.

MIDDLE: Homestead Middle – 650 NW 2 Ave.

SENIOR HIGH: South Dade Senior - 28401 SW 167 Ave.

All schools are located in Region 6

* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of August, 2005:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE	CUMULATIVE STUDENTS **
West Homestead Elem.	820/ 822*	806	102%/ 102%*	36	97%/ 98%*	841
Homestead Middle	1202/ 1203*	848	142%/ 142%*	158	119%/ 120%*	1238
South Dade Sr.	2774/ 2776*	1721	161%/ 161%*	380	132%/ 132%*	2971

* increased student population as a result of the proposed development.

** Estimated number of students (cumulative) based on zoning/land use log (2001- present) and assuming all approved developments are built; also assumes none of the prior cumulative students are figured in current population.

Notes:

- 1) Figures above reflect the impact of the class size amendment.
- 2) Pursuant to the Interlocal Agreement, the middle and senior high schools meet the review threshold.

PLANNED RELIEF SCHOOLS IN THE AREA

(information included in proposed 5-Year Capital Plan, 2005-2009, dated January 2005):

Projects in Planning, Design or Construction

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
State School "SS1" (Redland and Homestead Middle School Relief) (1604 student stations)	Design	June 2007
State School "CCC1" (South Dade Sr. High School Partial Replacement) (1522 additional student stations)	Design	March 2008

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan)	806
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan)	2452
Estimated Permanent Senior High seats (Current and Proposed in 5-Year Plan)	3243

Note: Some of the proposed schools will add relief to more than one school and new seats will be assigned based on projected need.

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$6,549 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$32,745.

CAPITAL COSTS: Based on the State's October-2005 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	2 x	\$ 13,890	=	\$ 27,780
MIDDLE	1 x	\$ 15,925	=	\$ 15,925
SENIOR	2 x	\$ 21,074	=	\$ 42,148
Total Potential Capital Cost				\$85,853

* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

Charter School Growth in Miami-Dade County

School Name	Actual Enrollment (8-10-05)	Projected Enrollment (as per contract)		
		2005-2006	2006-2007	Maximum
Academy of Arts & Minds	139	400	500	500
Archimedean Academy	432	525	525	525
Archimedean Middle Conservatory	55	160	240	240
ASPIRA Eugenio Maria de Hostos	299	600	600	600
ASPIRA Youth Leadership	291	450	450	450
ASPIRA South Youth Leadership	202	210	450	600
Aventura City of Excellence School	671	900	900	900
Balere Language Academy	155	175	250	450
Coral Reef Montessori	324	500	500	500
Doctors Charter School of Miami Shores	401	375	450	525
Doral Academy	728	2,200	2200	2,200
Doral Academy Middle School	809	1,250	1250	1,250
Doral Academy High School	908	1,800	1800	1,800
Doral Performing Arts & Entertainment Academy	50	100	150	200
Downtown Miami Charter School	558	650	650	650
Early Beginnings Academy – Civic Center	25	80	80	80
Early Beginnings Academy – North Shore	12	43	43	70
Florida International Academy	258	350	350	350
International Studies Charter High School	80	500	750	1,000
Keys Gate Charter School	1,085	1,150	1,150	1,150
Lawrence Academy	69	120	250	450
Liberty City Charter School	372	705	705	705
Life Skills Center Miami-Dade County	13	300	450	600
Mater Academy	700	1,150	1,150	1,150
Mater Academy Charter High School	1,158	1,300	1,300	1,300
Mater Academy Charter Middle School	1,157	1,300	1,300	1,300
Mater Academy East Charter School	310	800	800	800
Mater Academy East Middle School	103	250	250	250
Mater Performing Arts & Entertainment Academy	97	100	150	200
Miami Children's Museum	72	350	350	350
Miami Community Charter School	221	600	600	600
Oxford Academy of Miami	101	450	450	450
Pinecrest Preparatory Academy Middle School	216	750	800	800
Pinecrest Preparatory Academy	743	1,250	1,250	1,250
Rosa Parks Charter School/Florida City	192	400	600	600
Renaissance Elementary Charter School	444	500	500	500
Renaissance Middle Charter School	43	50	700	1,600
Sandor Wiener School of Opportunity	19	72	72	72
Sandor Wiener School of Opportunity, South	17	36	36	36
School for Integrated Academics & Technologies	262	600	800	800
Somerset Academy	514	700	700	700
Somerset Academy Charter Middle School	70	300	300	300
Somerset Academy Charter High School	7	250	375	500
Spiral Tech Elementary Charter School	71	290	290	290
Spirit City Academy	40	250	300	400
Sunshine Academy	100	150	200	450
The Charter School at Waterstone	1,001	1,000	1,000	1,000
Theodore R. and Thelma A. Gibson Charter School	11	500	600	600
Transitional Learning Academy	28	48	48	72
Youth Co-Op Charter School	508	525	525	525
TOTAL: 50 schools	16,141	27,514	30,139	32,690

Board-Approved Contracts for schools to Open in Future Years			
School Name	Projected Enrollment (as per contract)		
	2005-2006	2006-2007	Maximum
Charter on the Beach Middle School	-0-	250	250
Liceo ENLACE Miami Charter Academy	-0-	475	775
A Child's Journey Charter School	-0-	175	600
Atlantic Science Academy	-0-	600	840
Cooperative Charter School	-0-	100	200
Dr. Joseph Coats Grace Community Charter School	-0-	600	600
Excelsior Academy of Miami	-0-	450	450
Mosaic Bilingual Academy	-0-	120	365
North Miami/Florida Int'l Univ. Charter Sr. High School	-0-	800	1,600
Pinecrest Academy Charter High School	-0-	600	850
South Dade Charter Elementary School	-0-	625	750
Summerville Charter School	-0-	600	600
TOTAL: 12 schools	-0-	5,395	7,880
SUB-TOTAL (EXISTING + APPROVED): 62 schools	27,514	35,534	40,570

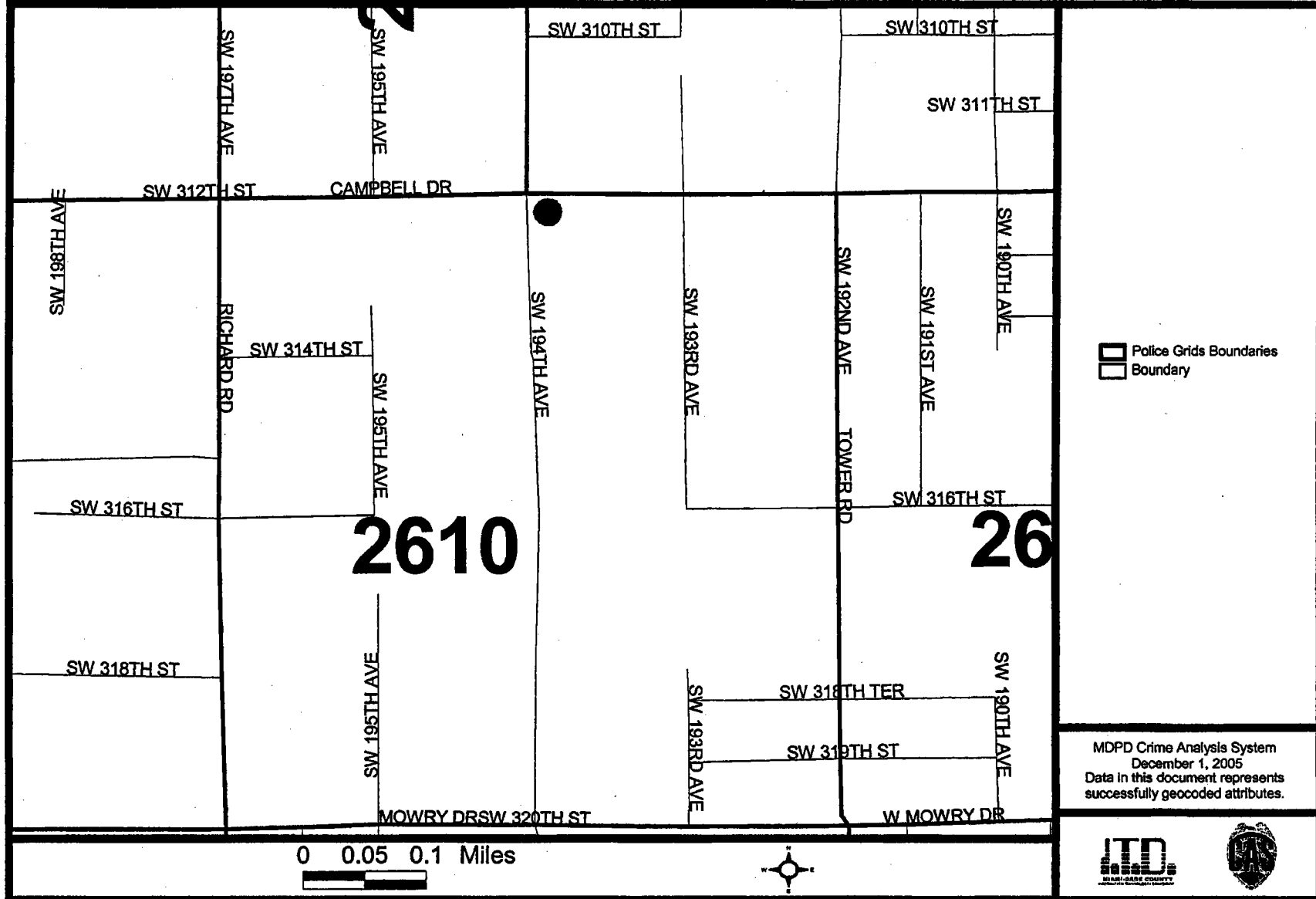
Board-Approved applications for schools opening in subsequent years		
Applicant	Number of Schools	Maximum Enrollment Capacity
Somerset Academy	6	6,400
Mater Gardens Academy Elementary School	1	900
Mater Springs Academy Elementary School	1	600
Mater Academy South Charter School	1	900
Mater Gardens Academy Middle School	1	450
Mater Springs Academy Middle School	1	300
Sabal Palm Charter High School	1	800
Charter Academy of Excellence	1	600
Palmetto Bay Charter Academy	1	1,600
Princeton Charter Academy	1	1,600
Homestead Charter High School	1	2,000
South Miami-Dade Charter Elementary School	1	600
South Miami-Dade Charter Middle School	1	300
Total :	18 schools	17,050
GRAND TOTALS		
Number of Schools		Maximum Enrollment Capacity
80		57,620

NEW CHARTER SCHOOLS FOR 2005-2006

W/L	Name and Address of Charter School	Contact Information	Grade Levels
6006	Archimedean Middle Conservatory 12425 SW 72 St. Miami, FL 33183	Ms. Vasiliki Moysidis 305 640-6278	6-8
7016	Bridge Academy <i>Main Campus:</i> 8325 NE 2 Ave., Miami, FL 33138 <i>South Campus:</i> 224 Washington Ave., Homestead, FL 33030	Dr. Leo S. Cardona 954 907-2771 786 513-0546 Fax drleoc@myfra.com	12
6007	Charter on the Beach Middle School 2301 Normandy Dr. Miami Beach, FL 33141	Ms. Gladys Palacio 786 258-2505 gladyspalacio@aol.com	7-8
6040	Doctors Charter School of Miami Shores 11301 NW 5 Ave. Miami Shores, FL 33138	Ms. Maggie Manrara 305 795-2207 manraram@miamishoresvillage.com	6-12
7009	Doral Performing Arts & Entertainment Academy 11100 NW 27 St., Doral, FL 33172 and 2601 NW 112 Ave., Doral, FL 33172	Ms. Ofelia Alvarez 305 597-9950	9-12
4080	Early Beginnings – North Shore 985 NW 91 St. Miami, FL 33150 (North Shore Medical Center)	Ms. Carol Byrd, Principal United Cerebral Palsy 305 325-1080	PK-K
4070	Early Beginnings – Civic Center 1411 NW 14 Ave. Miami, Florida 33125	Ms. Carol Byrd, Principal United Cerebral Palsy 305 325-1080	PK-K
6027	Transitional Learning Academy 1411 NW 14 Ave. Miami, Florida 33125	Ms. Pamela Miller, Principal United Cerebral Palsy 305 325-1080	8-12
6008	Lawrence Academy 777 West Palm Drive Florida City, FL 33034	Dr. Ketha Burnett 305 281-3052 mkbur293@aol.com	6-8
1000	Liceo ENLACE! Miami 9705 E. Hibiscus Palmetto Bay, FL 33157	Ms. Lucy Puella-Capone 305 213-7723 ces1234@aol.com	K-8
6009	Mater East Academy Middle School 450 SW 4 St. Miami, FL 33130	Ms. Ana Valdes, Principal 305 324-4667	6-8

26

W/L	Name and Address of Charter School	Contact Information	Grade Levels
7014	Mater Performing Arts & Entertainment Academy 7901 NW 103 St. Hialeah Gardens, FL 33016	Ms. Christine McGuinn, Principal 305 828-1886	9-12
5010	Oxford Academy of Miami 10870 SW 106 St. Miami, FL 33176	Mr. Tobias Hernandez, Principal 305 598-4494 305 275-2003 Fax	K-5
5030	Sandor Wiener School of Opportunity, South 11025 SW 84 St. Miami, FL 33173	Ms. Lissa Gonzalez, Principal 305 279-3064 Lgonzalez1@dadeschools.net	PK-5
5050	Sunshine Academy 1733 NE 162 St. N. Miami Beach, FL 33162	Ms. Ann-Marie Manzano, Director 786 210-8324 manzanos5@netzero.net	K-8
1010	The Charter School at Waterstone 855 East Waterstone Way Homestead, FL 33034	Dr. Cristina Cruz, Principal drcruzwaterstone@aol.com Temporary office: Prime Outlets Mall 250 East Palm Drive, Suite 245 Florida City, FL 33034 305 248-6206 Fax: 305 248-6208 Email: info@charterschoolatwaterstone.com Web: www.charterschoolatwaterstone.com	K-8
6029	Spirit City Academy 3400 NW 135 St. Opa-locka, FL 33054	Ms. Cecilia Honeywood, Principal 786 493-1546 cahoneywood@dadeschools.net	6-8
7015	Life Skills Center Miami-Dade County 3535 NW 7 Street Miami, FL 33125	Mr. Jose Filpo 305 643-9111 305 643-9141 Fax jose.filpo@lifeskillscenters.com	10-12
6028	Renaissance Middle Charter School <i>Temporary location for 05-06:</i> 8360 NW 33 St. Miami, FL 33122	Ms. Ana Cordal, Principal 305 591-2225 acordal@dadeschools.net	6-8





Miami-Dade Police Department

Miami-Dade Police Department Zoning Hearing Report - Dispatch Information For 2003 and 2004



Detail Filter: (Dis.Complaint Date >= FirstDate and Dis.Complaint Date < LastDate) and (Dis.Grid in ("0113", "0593", "0799", "1121", "1396", "1485", "1698", "2292", "2379", "2610", "3208")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55") or 'ALL' in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55"))) and Common

		2003	2004	
Grid	Signal Code	Signal Description		
2610	13	SPECIAL INFORMATION/ASSIGNMENT	3	7
	14	CONDUCT INVESTIGATION	10	9
	15	MEET AN OFFICER	43	46
	17	TRAFFIC ACCIDENT	2	1
	19	TRAFFIC STOP	2	0
	20	TRAFFIC DETAIL	1	0
	21	LOST OR STOLEN TAG	1	1
	22	AUTO THEFT	3	0
	25	BURGLAR ALARM RINGING	6	13
	26	BURGLARY	5	15
	27	LARCENY	2	3
	28	VANDALISM	1	2
	29	ROBBERY	1	0
	32	ASSAULT	3	1
	34	DISTURBANCE	15	13
	36	MISSING PERSON	0	1
	37	SUSPICIOUS VEHICLE	3	0
	38	SUSPICIOUS PERSON	0	5
	41	SICK OR INJURED PERSON	3	3
	49	FIRE	1	2
52	NARCOTICS INVESTIGATION	0	1	
54	FRAUD	0	1	
Total Signals for Grid 2610 :			105	124

29

MIAMI-DADE POLICE DEPARTMENT
Zoning Hearing Report Part I and Part II Crimes w/o AOA
For Specific Grids
For 2003 and 2004

Miami-Dade Police Department

Grid(s): 0113, 0593, 0799, 1121, 1398, 1485, 1698, 2292, 2379, 2610, 3206

2003 2004

Grid 2610					
Part I					
130A		AGGRAVATED ASSAULT		0	2
2200		BURGLARY		1	4
2400		MOTOR VEHICLE THEFT		2	1
110A		RAPE		1	0
230G		SHOPLIFTING ALL OTHERS		5	8
230F		SHOPLIFTING FROM A MOTOR VEHICLE		3	6
Part I TOTAL				12	21
Part II					
2000		ARSON		0	1
260D		IMPERSONATION		0	1
350A		NARCOTIC BUY/SELL/POSS/IMPORT/MANUF		0	1
130B		SIMPLE ASSAULT		0	1
Part II TOTAL				0	4
Grid 2610 TOTAL				12	25

30

Memorandum



Date: 22-SEP-05
To: Diane O'Quinn Williams, Director
Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue
Subject: Z2005000267

Fire Prevention Unit:

Fire Water & Engineering has no objection to plans presented with letter of intent dated July 19 2005. Applicant must submit changes to this plan for review and approval.

Service Impact/Demand:

Development for the above Z2005000267
located at THE EAST SIDE OF S.W. 194 AVENUE & 668' SOUTH OF S.W. 312 STREET, MIAMI-DADE COUNTY,
FLORIDA.
in Police Grid 2570 is proposed as the following:

<u>12</u> single	dwelling units	<u> </u> industrial	square feet
<u> </u> multifamily	dwelling units	<u> </u> institutional	square feet
<u> </u> commercial	square feet	<u> </u> nursing home	square feet

Based on this development information, estimated service impact is: 3.2 alarms-annually.

Existing services:

The Fire station responding to an alarm in the proposed development will be:
Station 16 - 325 N.W. 2 Street Homestead / Fla. City Rescue, ALS Engine, 50' Sqr

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:
None

Fire Planning Additional Comments:

Current service impact calculated based on letter of intent dated July 19 2005. Substantial changes to the letter of intent will require additional service impact analysis

DATE: 12/02/05

REVISION 2

TEAM METRO

ENFORCEMENT HISTORY

NEWFOREST LANDSCAPING INC

THE EAST SIDE OF S.W. 194
AVENUE & 668' SOUTH OF S.W.
312 STREET, MIAMI-DADE COUNTY,
FLORIDA.

APPLICANT

ADDRESS

Z2005000267

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

11-29-05 No violations.

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal, stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: CORREA VENTURES, INC.

NAME AND ADDRESS**Percentage of Stock**

JORGE CORREA

100%

3200 Coconut Grove Drive

Coral Gables, FL 33134

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

NAME AND ADDRESS**Percentage of Interest**

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS**Percentage of Ownership**

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

NAME AND ADDRESS (if applicable) _____

Percentage of Interest _____

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust: _____

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____

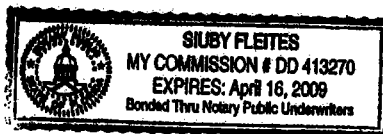
CORREA VENTURES, INC.

JORGE CORREA

(Applicant)

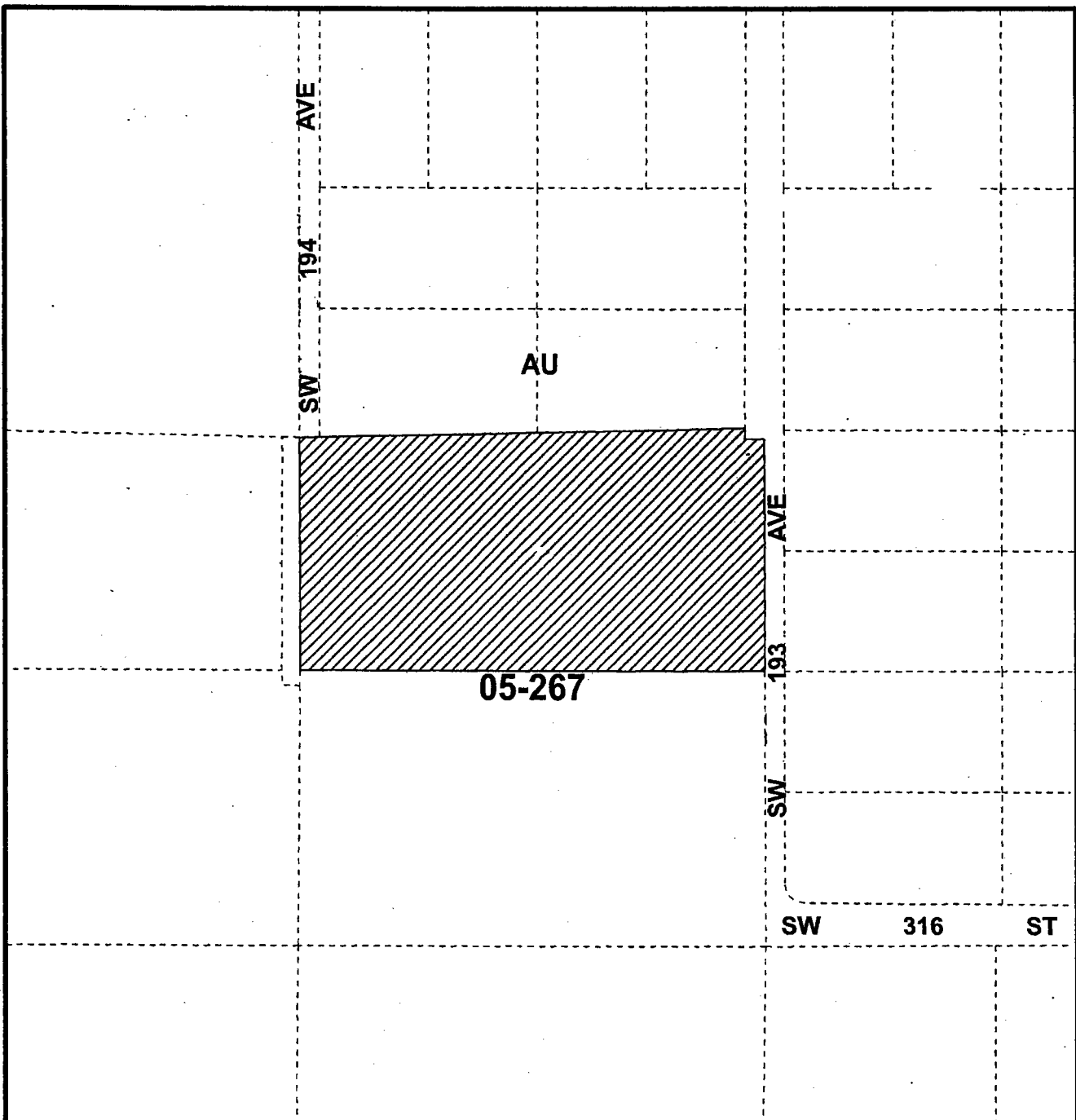
Sworn to and subscribed before me this 18th day of January, 2006. Affiant is personally known to me or has produced _____ as identification.

[Signature]
(Notary Public)



My commission expires _____

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.



**MIAMI-DADE COUNTY
HEARING MAP**

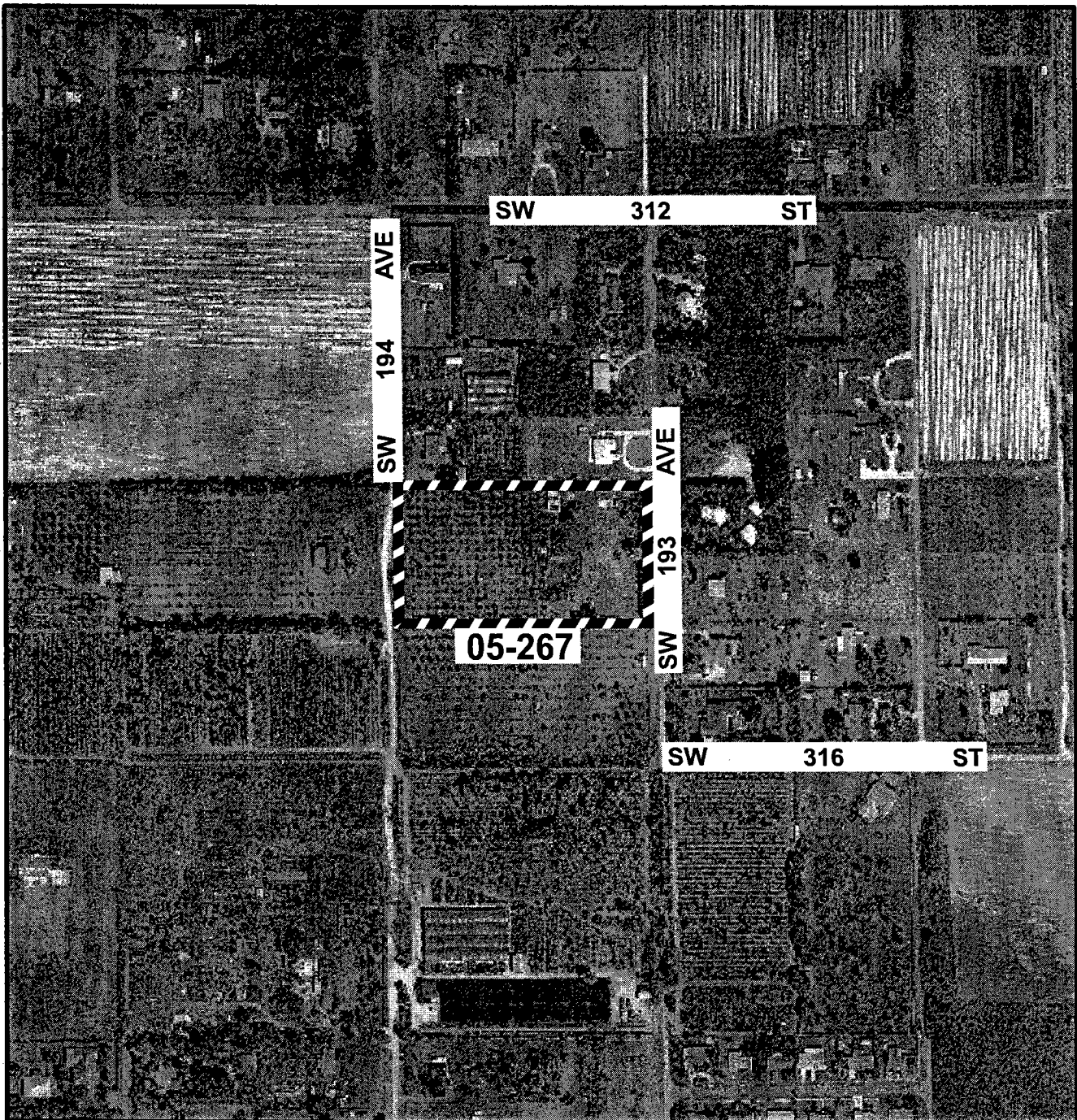
Section: 14 Township: 57 Range: 38
Process Number: 05000267
Applicant: NEWFOREST LANDSCAPING INC.
Zoning Board: C14
District Number: 8
Drafter ID: ERIC
Scale: 1:200'



 SUBJECT PROPERTY



35



MIAMI-DADE COUNTY
AERIAL

Section: 14 Township: 57 Range: 38
Process Number: 05000267
Applicant: NEWFOREST LANDSCAPING INC.
Zoning Board: C14
District Number: 8
Drafter ID: ERIC
Scale: NTS

S C A L E
0 NTS N



SUBJECT PROPERTY



F. NEWFOREST LANDSCAPING, INC.
(Applicant)

06-1-CZ14-5 (05-267)
Area 14/District 8
Hearing Date: 2/15/06

Property Owner (if different from applicant) **Same.**

Is there an option to purchase ☒ /lease ☐ the property predicated on the approval of the zoning request? Yes ☒ No ☐

If so, who are the interested parties? **JORGE CORREA**

Disclosure of interest form attached? Yes ☒ No ☐

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
--------------------	-------------------------	-----------------------	---------------------	------------------------

NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

**MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 14
MOTION SLIP**

APPLICANT'S NAME: NEWFOREST LANDSCAPING, INC.

5

REPRESENTATIVE:

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
06-1-CZ14-5 (05-267)	JANUARY 18, 2006	CZAB14 06

REQ: AU to EU-S

REC: APPROVAL SUBJECT TO ACCEPTANCE OF PROFFERED COVENANT

<input type="checkbox"/> WITHDRAW:	<input type="checkbox"/> APPLICATION	<input type="checkbox"/> ITEM(S):	
<input type="checkbox"/> DEFER:	<input type="checkbox"/> INDEFINITELY	<input type="checkbox"/> TO:	<input type="checkbox"/> W/LEAVE TO AMEND
<input type="checkbox"/> DENY:	<input type="checkbox"/> WITH PREJUDICE	<input type="checkbox"/> WITHOUT PREJUDICE	
<input type="checkbox"/> ACCEPT PROFFERED COVENANT	<input type="checkbox"/> ACCEPT REVISED PLANS		
<input type="checkbox"/> APPROVE:	<input type="checkbox"/> PER REQUEST	<input type="checkbox"/> PER DEPARTMENT	<input type="checkbox"/> PER D.I.C.
	<input type="checkbox"/> WITH CONDITIONS		
<input checked="" type="checkbox"/> NO QUORUM - CARRIED FORWARD TO FEB. 15, 2006 MEETING			

TITLE	MS	NAME	YES	NO	ABSENT
MR.		Samuel L. BALLINGER			
MR.		Wilbur B. BELL			
MS.		Dawn Lee BLAKESLEE			
MS.		Rose L. EVANS-COLEMAN			
MR.		Don JONES			
VICE-CHAIRMAN		Curtis LAWRENCE (C.A.)			
MADAME CHAIRPERSON		DR. Pat WADE			

VOTE:

EXHIBITS: ☐ YES ☐ NO

COUNTY ATTORNEY: TOM ROBERTSON

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 14**

APPLICANT: Newforest Landscaping, Inc.

PH: Z05-267 (06-1-CZ14-5)

SECTION: 14-57-38

DATE: February 15, 2006

COMMISSION DISTRICT: 8

ITEM NO.: F

A. INTRODUCTION

o **REQUEST:**

AU to EU-S

o **SUMMARY OF REQUEST:**

The request will allow the applicant to change the zoning on the property from AU, Agricultural District, to EU-S, Estate Suburban One Family District.

o **LOCATION:**

The east side of SW 194 Avenue and 668' south of SW 312 Street, Miami-Dade County, Florida.

o **SIZE:** 5.09 Gross Acres

o **IMPACT:**

The approval of the requested district boundary change will provide additional housing units for the community. The rezoning of this site will have an impact on the schools, water and sewer services, and traffic in the area.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Estate Density**. This density range is typically characterized by detached estates, which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre. The subject property is located approximately one-half (1/2) mile east of and one (1) mile south of and within the Urban Development Boundary line.
2. Some existing uses and zoning are not specifically depicted on the LUP map. All existing lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map". The limitations referenced in this paragraph pertain to existing zoning districts and uses. All approval of new industrial locations must be

consistent with the LUP map or the specific exceptions provided in the various LUP map categories, the objectives and policies of this Plan.

3. The entire unincorporated area within the UDB is eligible to receive and utilize Severable Use Rights (SUR's) in accordance with provisions of Chapter 33-B, Code of Metropolitan Dade County. Accordingly, certain developments as specified in Chapter 33-B may be entitled to 16:52 density or floor area bonuses as authorized by Chapter 33-B. If the existing SUR program is modified pursuant to Land Use Element Policy 8C or other transferable development rights programs are established, all rights established by such programs shall be transferable to receiver sites inside the UDB as established in those programs.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

AU; vacant

Estate Density Residential, 1 to 2.5 du

Surrounding Properties:

NORTH: AU; single-family residences

Estate Density Residential, 1 to 2.5 du

SOUTH: AU; vacant

Estate Density Residential, 1 to 2.5 du

EAST: AU; single-family residences

Estate Density Residential, 1 to 2.5 du

WEST: AU; single-family residence

Estate Density Residential, 1 to 2.5 du

The subject property is located within the Urban Development Boundary on the east side of SW 194 Avenue and 668' south of SW 312 Street in Miami-Dade County, Florida. Single-family residences, agricultural uses and vacant parcels of land characterize the area where the subject property lies.

E. SITE AND BUILDINGS:

Site Plan Review:

(site plans submitted)

Scale/Utilization of Site:

Acceptable

Location of Buildings:

N/A

Compatibility:

Acceptable

Landscape Treatment:

N/A

Open Space:

N/A

Buffering:

N/A

Access:

Acceptable

Parking Layout/Circulation:

N/A

Visibility/Visual Screening:

N/A

Energy Considerations:

N/A

Roof Installations:	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

Section 33-311(F): In evaluating an application for a **district boundary change** the Board shall take into consideration, among other factors the extent to which:

- (1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;
- (2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;
- (3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;
- (4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;
- (5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.

G. NEIGHBORHOOD SERVICES:

DERM	No objection*
Public Works	No objection
Parks	No comment
MDTA	No comment
Fire Rescue	No objection
Police	No comment
Schools	5 students

*Subject to the conditions indicated in the attached memorandum.

H. ANALYSIS:

This item was deferred from the January 18, 2006 meeting, due to a lack of quorum. The subject property is located approximately one-half mile east of and one mile south of and within the Urban Development Boundary on the east side of SW 194 Avenue and 668' south of SW 312 Street in Miami-Dade County, Florida. The applicant is seeking a zone change from AU, Agricultural District, to EU-S, Estate Suburban One Family District. The surrounding area where the subject property lies is characterized by single-family residences to the north, east and west and an AU-zoned vacant parcel of land to the south.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that this application meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida. However, the applicants will have to comply with all DERM conditions as set forth in their memorandum pertaining to this application. The **Public Works Department** has **no objections** to this application. They have indicated that road dedications and improvements will be accomplished through the recording of a plat. According to their memorandum, this application meets traffic concurrency criteria and will generate **11** additional **PM** daily peak hour vehicle trips. However, the distribution of these trips to the adjacent roadways does not exceed the acceptable levels of service (LOS) of the roadways, which are currently operating at LOS "B". **Miami-Dade Public Schools** (MDCPS) has indicated that the proposed zoning will bring **5** additional **students** into the area's public schools. They also indicated that Homestead Middle School and South Dade Senior High School are the schools that will be impacted by this development. They are currently operating at 119% and 132% of the Florida Inventory of School Houses (FISH) respectively, which exceeds the 115% FISH MDCPS capacity. However, the MDCPS memo further states that utilizing the County's Census 2000 figures, the proposed residential development will increase the FISH % utilization of Homestead Middle School to 120%. On October 13, 2005, MDCPS discussed with the applicant the impact of the proposed development on public schools, and the applicant has voluntarily proffered a Declaration of Restrictions to the School Board in order to provide a monetary donation, over and above impact fees as required by the Educational Facilities Impact Fee Ordinance.

The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this site for **Estate Density Residential** use. This category permits a minimum of 1 unit to a maximum of 2.5 units per gross acre, which would allow the applicant to develop the site with a maximum of twelve (12) residential units. The proposed EU-S zoning will allow the applicant to develop the site with single-family residential units at a density of 1.74 units per gross acre, totaling a maximum of eight (8) units. The applicant has submitted two different site plans for review. Each one depicts a layout for proposed EU-S zoned lots. One plan provides eight (8) additional housing units, while the other proposes ten (10) additional units with the utilization of SUR's. The applicant has proffered covenants tying the development of the site to either one of these two proposed site plan variations. The interpretative text of the CDMP reads that the entire unincorporated area within the UDB is eligible to receive and utilize Severable Use Rights (SUR's) in accordance with provisions of Chapter 33-B, Code of Miami-Dade County. As such, either site plan layout the applicant has submitted for the proposed EU-S zoning would be deemed **consistent** with the LUP map of the CDMP.

The Department of Planning and Zoning supports the zone change to EU-S. Staff notes that the subject property is located in a section of land surrounded primarily by AU zoning district standards. However, residential zoning clusters can be seen throughout this section (14-57-38) and staff opines the EU-S zoning will be in keeping with the development trend in the area consisting of single-family residential developments. The requested EU-S zoning requires lot areas of 25,000 sq. ft. and lot frontages of 120'. However, should the applicants opt to develop the property utilizing Severable Use Rights (SUR's) in accordance with the provisions of Chapter 33-B of the Code of Miami-Dade County, the minimum lot area permitted would be 20,000 sq. ft. with minimum frontages of 110'. The requested zone change from AU to EU-S will be **compatible** with the surrounding community and **consistent** with the estate density land use designation of the Land Use Plan map of the CDMP. Although staff is supportive of either of the applicant's proposed plans, staff is of the opinion that the plan proposing ten (10) units would allow a higher development density within the UDB, and reflects the use of SUR's which are allowed as a matter of right. As previously mentioned, both proposed site plans are consistent with the LUP map **Estate Density Residential** use designation which would allow the applicant to develop the site with a maximum of twelve residential units. Staff, therefore, recommends approval of the district boundary change subject to the Board's acceptance of the proffered covenant restricting the development to the plan proposing ten (10) units.

- I. **RECOMMENDATION:** Approval, subject to the Board's acceptance of the proffered covenant restricting the development to the plan proposing ten (10) units.

J. **CONDITIONS:** None.

DATE INSPECTED: 11/30/05
DATE TYPED: 11/21/05
DATE REVISED: 11/30/05; 12/12/05; 12/20/05; 12/28/05; 01/23/06
DATE FINALIZED: 01/23/06
DO'QW:AJT:MTF:LVT:NN:JGM



Diane O'Quinn Williams, Director
Miami-Dade County Department of
Planning and Zoning

Memorandum



Date: October 12, 2005

To: Diane O'Quinn-Williams, Director
Department of Planning and Zoning

From: Jose Gonzalez, P.E., Assistant Director
Environmental Resources Management

A handwritten signature in black ink, appearing to read "Jose Gonzalez", written over the printed name and title.

Subject: C-14 #Z2005000267
Newforest Landscaping, Inc.
E/S of SW 194th Avenue and S/O SW 312th Street
District Boundary Change from AU to EU-S
(AU) (5 Ac.)
14-57-38

The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Water Supply:

The closest public water main is a 12-inch main from the City of Homestead, located approximately 1,260 feet from the site. Based on the proposed request, the subject property is within a feasible distance for connection to public water; therefore, DERM shall require connection to the public water supply system.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions stipulated by DERM for this proposed development order.

Wastewater Disposal:

The closest public sanitary sewer is a gravity network from the City of Homestead located approximately 1,832 feet from the site, beyond the calculated feasible distance for connection to the public sanitary sewer system. Therefore, DERM would not object to the interim use of septic tanks and drainfield systems as a means for the disposal of the domestic liquid waste provided that the site is connected to the public water supply system and the proposed development meets the sewage loading requirements of Section 24-43.1(3) of the Code. Based upon the available information the proposal meets said requirements. Accordingly, DERM may approve the application and it may be scheduled for public hearing.

Notwithstanding the foregoing, the applicant is advised that the provisions of the Code are applicable throughout the development process, and for this reason if at the time of platting or building permit process it is determined by DERM that the site is within feasible distance for connection to public sanitary sewers as define in the Code, connection will be required.

Existing public sanitary sewer facilities and services meet the LOS standards set forth in the CDMP. Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternative means of sewage disposal. Use of an alternative means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

A Surface Water Management General Permit from DERM shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to site development, final plat or public works approval of paving and drainage plans. The applicant is advised to contact DERM for further information regarding permitting procedures and requirements.

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage must be provided for the 5-year/1-day storm event with full on-site retention of the 25-year/3-day storm. Pollution Control devices shall be required at all drainage inlet structures.

Site grading and development shall comply with the requirements of Chapter 11C of the Code.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required by DERM for this proposed development order.

Wetlands:

The subject property does not contain jurisdictional wetlands as defined by Section 24-5 of the Code; therefore, a Class IV Wetland Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation:

The subject property contains specimen-sized (trunk diameter ≥ 18 inches) trees. Section 24-49 of the Code requires the preservation of tree resources. Consequently, DERM will require the preservation of all the specimen-sized trees, as defined in the Code, on the site. A Miami-Dade County tree removal permit shall be required prior to the removal or relocation of any trees. A tree survey showing all the tree resources on site will be required prior to reviewing the tree removal permit application. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Enforcement History:

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary:

DERM has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval to that effect as required by the Code.

cc: Lynne Talleda, Zoning Evaluation- P&Z
Ron Connally, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

REVISION 1
PH# Z2005000267
CZAB - C14

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: NEWFOREST LANDSCAPING INC

This Department has no objections to this application.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 11 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
9948	SW 312 St. w/o US-1	B	B
9950	SW 320 St. e/o US-1	B	B
F-518	SW 177 Ave. n/o US-1	B	B

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.



Raul A Pino, P.L.S.

16-NOV-05



Miami-Dade County Public Schools

giving our students the world

Superintendent of Schools
Rudolph F. Crew, Ed.D.

October 13, 2005

Ana Rijo-Conde, AICP, Facilities Planning Officer
Facilities Planning

Miami-Dade County School Board

Frank J. Bolaños, Chair
Dr. Robert B. Ingram, Vice Chair
Agustin J. Barrera
Evelyn Langlieb Greer
Perla Tabares Hantman
Dr. Martin Karp
Ana Rivas Logan
Dr. Marta Pérez
Dr. Solomon C. Stinson

Ms. Maria Teresa-Fojo, Division Chief
Miami-Dade County
Department of Planning and Zoning
Zoning Evaluation Section
111 NW 1 Street, Suite 1110
Miami, Florida 33128

Re: Newforest Landscaping, Inc. - Application No. 05-267 (CC14)
East side of SW 190 Avenue and South of SW 312 Street

Dear Ms. Fojo:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's (District) review analysis of potential impact generated by the above referenced application. Please note that two of the impacted school facilities meet the referenced review threshold. The proposed residential development will impact Homestead Middle School and South Dade Senior High School currently operating at 119% and 132% of FISH % utilization, respectively. However, utilizing the County's Census 2000 figures, the proposed residential development will increase the FISH % utilization of Homestead Middle School to 120% (please see enclosed analysis).

Additionally, at its April 13, 2005 meeting, the Board approved School District criteria that would allow District staff to make recommendations on residential zoning applications that impact public schools beyond the 115% of FISH capacity threshold (Review Criteria). Pursuant to the Interlocal and the recently approved Review Criteria, the District met with the applicant on October 13, 2005, to discuss the impact of the proposed development on public schools.

The District is grateful that the applicant took the time to meet with the School District to discuss possible mitigation options outlined in the Review Criteria that may accommodate new students generated by the proposed application. As such, the applicant has voluntarily proffered a Declaration of Restriction to the School Board to provide a monetary donation, over and above impact fees. The payment of the required educational impact fees for this proposed development and the proffered monetary donation will provide the full capital cost of student stations for the additional students generated by the proposed development. Please be advised that such a proffer by the applicant is subject to School Board approval at an upcoming meeting.

Ms. Maria Teresa-Fojo
October 13, 2005
Page Two

Please note the attached analysis depicts the relief schools planned in the area, which includes the recently approved Facilities Five Year Work Program.

Also, attached is a list of approved Charter School Facilities, which may provide relief on a countywide basis.

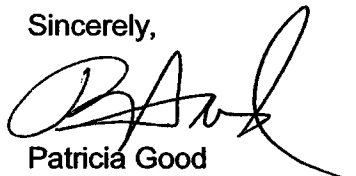
Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

$\text{New residential unit square footage} \times .90 \text{ (Square Footage Fee)} + \$600.00 \text{ (Base Fee)} + 2\% \text{ administrative fee} = \text{Educational Facilities Impact fee}$

As an example, assuming the proposed unit is 3,800 square feet, the 9-unit development is estimated to generate approximately \$36,180 (\$4,020 per unit, excluding the 2% administration fee) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,



Patricia Good
Coordinator III

PG:am
L-0442
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albueme
Mr. Michael A. Levine
Mr. Ivan M. Rodriguez
Ms. Vivian Villaamil
Mr. Felix Lasarte

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 05-267, Newforest Landscaping, Inc. (CC14)

REQUEST: Zone change from AU to EU-S

ACRES: 5 acres

MSA/Multiplier: 7.3/.60

LOCATION: East side of SW 194 Avenue and South of SW 312 Street

NUMBER OF UNITS: 9 single-family units (1 unit currently permitted under existing zoning classification, for a total of 10 units)

ESTIMATED STUDENT POPULATION: 5 students*

ELEMENTARY: 2

MIDDLE: 1

SENIOR: 2

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: West Homestead Elementary - 1550 SW 6 St.

MIDDLE: Homestead Middle – 650 NW 2 Ave.

SENIOR HIGH: South Dade Senior - 28401 SW 167 Ave.

All schools are located in Region 6

* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of August, 2005:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE	CUMULATIVE STUDENTS **
West Homestead Elem.	820/ 822*	806	102%/ 102%*	36	97%/ 98%*	841
Homestead Middle	1202/ 1203*	848	142%/ 142%*	158	119%/ 120%*	1238
South Dade Sr.	2774/ 2776*	1721	161%/ 161%*	380	132%/ 132%*	2971

* increased student population as a result of the proposed development.

** Estimated number of students (cumulative) based on zoning/land use log (2001- present) and assuming all approved developments are built; also assumes none of the prior cumulative students are figured in current population.

Notes:

- 1) Figures above reflect the impact of the class size amendment.
- 2) Pursuant to the Interlocal Agreement, the middle and senior high schools meet the review threshold.

PLANNED RELIEF SCHOOLS IN THE AREA

(information included in proposed 5-Year Capital Plan, 2005-2009, dated January 2005):

Projects in Planning, Design or Construction

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
State School "SS1" (Redland and Homestead Middle School Relief) (1604 student stations)	Design	June 2007
State School "CCC1" (South Dade Sr. High School Partial Replacement) (1522 additional student stations)	Design	March 2008

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan)	806
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan)	2452
Estimated Permanent Senior High seats (Current and Proposed in 5-Year Plan)	3243

Note: Some of the proposed schools will add relief to more than one school and new seats will be assigned based on projected need.

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$6,549 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$32,745.

CAPITAL COSTS: Based on the State's October-2005 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	2 x	\$ 13,890	=	\$ 27,780
MIDDLE	1 x	\$ 15,925	=	\$ 15,925
SENIOR	2 x	\$ 21,074	=	\$ 42,148
Total Potential Capital Cost				\$85,853

* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

Charter School Growth in Miami-Dade County

Existing Charter Schools				
School Name	Actual Enrollment (8-10-05)	Projected Enrollment (as per contract)		
		2005-2006	2006-2007	Maximum
Academy of Arts & Minds	139	400	500	500
Archimedean Academy	432	525	525	525
Archimedean Middle Conservatory	55	160	240	240
ASPIRA Eugenio Maria de Hostos	299	600	600	600
ASPIRA Youth Leadership	291	450	450	450
ASPIRA South Youth Leadership	202	210	450	600
Aventura City of Excellence School	671	900	900	900
Balere Language Academy	155	175	250	450
Coral Reef Montessori	324	500	500	500
Doctors Charter School of Miami Shores	401	375	450	525
Doral Academy	728	2,200	2200	2,200
Doral Academy Middle School	809	1,250	1250	1,250
Doral Academy High School	908	1,800	1800	1,800
Doral Performing Arts & Entertainment Academy	50	100	150	200
Downtown Miami Charter School	558	650	650	650
Early Beginnings Academy – Civic Center	25	80	80	80
Early Beginnings Academy – North Shore	12	43	43	70
Florida International Academy	258	350	350	350
International Studies Charter High School	80	500	750	1,000
Keys Gate Charter School	1,085	1,150	1,150	1,150
Lawrence Academy	69	120	250	450
Liberty City Charter School	372	705	705	705
Life Skills Center Miami-Dade County	13	300	450	600
Mater Academy	700	1,150	1,150	1,150
Mater Academy Charter High School	1,158	1,300	1,300	1,300
Mater Academy Charter Middle School	1,157	1,300	1,300	1,300
Mater Academy East Charter School	310	800	800	800
Mater Academy East Middle School	103	250	250	250
Mater Performing Arts & Entertainment Academy	97	100	150	200
Miami Children's Museum	72	350	350	350
Miami Community Charter School	221	600	600	600
Oxford Academy of Miami	101	450	450	450
Pinecrest Preparatory Academy Middle School	216	750	800	800
Pinecrest Preparatory Academy	743	1,250	1,250	1,250
Rosa Parks Charter School/Florida City	192	400	600	600
Renaissance Elementary Charter School	444	500	500	500
Renaissance Middle Charter School	43	50	700	1,600
Sandor Wiener School of Opportunity	19	72	72	72
Sandor Wiener School of Opportunity, South	17	36	36	36
School for Integrated Academics & Technologies	262	600	800	800
Somerset Academy	514	700	700	700
Somerset Academy Charter Middle School	70	300	300	300
Somerset Academy Charter High School	7	250	375	500
Spiral Tech Elementary Charter School	71	290	290	290
Spirit City Academy	40	250	300	400
Sunshine Academy	100	150	200	450
The Charter School at Waterstone	1,001	1,000	1,000	1,000
Theodore R. and Thelma A. Gibson Charter School	11	500	600	600
Transitional Learning Academy	28	48	48	72
Youth Co-Op Charter School	508	525	525	525
TOTAL: 50 schools	16,141	27,514	30,139	32,690

Board-Approved Contracts for Schools to Open in Future Years

School Name	Projected Enrollment (as per contract)		
	2005-2006	2006-2007	Maximum
Charter on the Beach Middle School	-0-	250	250
Liceo ENLACE Miami! Charter Academy	-0-	475	775
A Child's Journey Charter School	-0-	175	600
Atlantic Science Academy	-0-	600	840
Cooperative Charter School	-0-	100	200
Dr. Joseph Coats Grace Community Charter School	-0-	600	600
Excelsior Academy of Miami	-0-	450	450
Mosaic Bilingual Academy	-0-	120	365
North Miami/Florida Int'l Univ. Charter Sr. High School	-0-	800	1,600
Pinecrest Academy Charter High School	-0-	600	850
South Dade Charter Elementary School	-0-	625	750
Summerville Charter School	-0-	600	600
TOTAL: 12 schools	-0-	5,395	7,880
SUB-TOTAL (EXISTING +APPROVED): 62 schools	27,514	35,534	40,570

Board-Approved applications for schools opening in subsequent years

Applicant	Number of Schools	Maximum Enrollment Capacity
Somerset Academy	6	6,400
Mater Gardens Academy Elementary School	1	900
Mater Springs Academy Elementary School	1	600
Mater Academy South Charter School	1	900
Mater Gardens Academy Middle School	1	450
Mater Springs Academy Middle School	1	300
Sabal Palm Charter High School	1	800
Charter Academy of Excellence	1	600
Palmetto Bay Charter Academy	1	1,600
Princeton Charter Academy	1	1,600
Homestead Charter High School	1	2,000
South Miami-Dade Charter Elementary School	1	600
South Miami-Dade Charter Middle School	1	300
Total :	18 schools	17,050
GRAND TOTALS		
Number of Schools		Maximum Enrollment Capacity
80		57,620

NEW CHARTER SCHOOLS FOR 2005-2006

W/L	Name and Address of Charter School	Contact Information	Grade Levels
6006	Archimedean Middle Conservatory 12425 SW 72 St. Miami, FL 33183	Ms. Vasiliki Moysidis 305 640-6278	6-8
7016	Bridge Academy <i>Main Campus:</i> 8325 NE 2 Ave., Miami, FL 33138 <i>South Campus:</i> 224 Washington Ave., Homestead, FL 33030	Dr. Leo S. Cardona 954 907-2771 786 513-0546 Fax drleoc@myfra.com	12
6007	Charter on the Beach Middle School 2301 Normandy Dr. Miami Beach, FL 33141	Ms. Gladys Palacio 786 258-2505 gladyspalacio@aol.com	7-8
6040	Doctors Charter School of Miami Shores 11301 NW 5 Ave. Miami Shores, FL 33138	Ms. Maggie Manrara 305 795-2207 manraram@miamishoresvillage.com	6-12
7009	Doral Performing Arts & Entertainment Academy 11100 NW 27 St., Doral, FL 33172 and 2601 NW 112 Ave., Doral, FL 33172	Ms. Ofelia Alvarez 305 597-9950	9-12
4080	Early Beginnings – North Shore 985 NW 91 St. Miami, FL 33150 (North Shore Medical Center)	Ms. Carol Byrd, Principal United Cerebral Palsy 305 325-1080	PK-K
4070	Early Beginnings – Civic Center 1411 NW 14 Ave. Miami, Florida 33125	Ms. Carol Byrd, Principal United Cerebral Palsy 305 325-1080	PK-K
6027	Transitional Learning Academy 1411 NW 14 Ave. Miami, Florida 33125	Ms. Pamela Miller, Principal United Cerebral Palsy 305 325-1080	8-12
6008	Lawrence Academy 777 West Palm Drive Florida City, FL 33034	Dr. Keitha Burnett 305 281-3052 mkbur293@aol.com	6-8
1000	Liceo ENLACE! Miami 9705 E. Hibiscus Palmetto Bay, FL 33157	Ms. Lucy Puello-Capone 305 213-7723 ces1234@aol.com	K-8
6009	Mater East Academy Middle School 450 SW 4 St. Miami, FL 33130	Ms. Ana Valdes, Principal 305 324-4667	6-8

W/L	Name and Address of Charter School	Contact Information	Grade Levels
7014	Mater Performing Arts & Entertainment Academy 7901 NW 103 St. Hialeah Gardens, FL 33016	Ms. Christine McGuinn, Principal 305 828-1886	9-12
5010	Oxford Academy of Miami 10870 SW 106 St. Miami, FL 33176	Mr. Tobias Hernandez, Principal 305 598-4494 305 275-2003 Fax	K-5
5030	Sandor Wiener School of Opportunity, South 11025 SW 84 St. Miami, FL 33173	Ms. Lissa Gonzalez, Principal 305 279-3064 Lgonzalez1@dadeschools.net	PK-5
5050	Sunshine Academy 1733 NE 162 St. N. Miami Beach, FL 33162	Ms. Ann-Marie Manzano, Director 786 210-8324 manzanos5@netzero.net	K-8
1010	The Charter School at Waterstone 855 East Waterstone Way Homestead, FL 33034	Dr. Cristina Cruz, Principal drcruzwaterstone@aol.com Temporary office: Prime Outlets Mall 250 East Palm Drive, Suite 245 Florida City, FL 33034 305 248-6206 Fax: 305 248-6208 Email: info@charterschoolatwaterstone.com Web: www.charterschoolatwaterstone.com	K-8
6029	Spirit City Academy 3400 NW 135 St. Opa-locka, FL 33054	Ms. Cecilia Honeywood, Principal 786 493-1546 cahoneywood@dadeschools.net	6-8
7015	Life Skills Center Miami-Dade County 3535 NW 7 Street Miami, FL 33125	Mr. Jose Filpo 305 643-9111 305 643-9141 Fax jose.filpo@lifeskillscenters.com	10-12
6028	Renaissance Middle Charter School Temporary location for 05-06: 8360 NW 33 St. Miami, FL 33122	Ms. Ana Cordal, Principal 305 591-2225 acordal@dadeschools.net	6-8

Memorandum



Date: 22-SEP-05
To: Diane O'Quinn Williams, Director
Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue
Subject: Z2005000267

Fire Prevention Unit:

Fire Water & Engineering has no objection to plans presented with letter of intent dated July 19 2005. Applicant must submit changes to this plan for review and approval.

Service Impact/Demand:

Development for the above Z2005000267
located at THE EAST SIDE OF S.W. 194 AVENUE & 668' SOUTH OF S.W. 312 STREET, MIAMI-DADE COUNTY,
FLORIDA.
in Police Grid 2570 is proposed as the following:

<u>12</u> single	dwelling units	<u> </u> industrial	square feet
<u> </u> multifamily	dwelling units	<u> </u> institutional	square feet
<u> </u> commercial	square feet	<u> </u> nursing home	square feet

Based on this development information, estimated service impact is: 3.2 alarms-annually.

Existing services:

The Fire station responding to an alarm in the proposed development will be:
Station 16 - 325 N.W. 2 Street Homestead / Fla. City Rescue, ALS Engine, 50' Sqr

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:
None

Fire Planning Additional Comments:

Current service impact calculated based on letter of intent dated July 19 2005. Substantial changes to the letter of intent will require additional service impact analysis

DATE: 12/02/05

REVISION 2

TEAM METRO

ENFORCEMENT HISTORY

NEWFOREST LANDSCAPING INC

THE EAST SIDE OF S.W. 194
AVENUE & 668' SOUTH OF S.W.
312 STREET, MIAMI-DADE COUNTY,
FLORIDA.

APPLICANT

ADDRESS

Z2005000267

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

11-29-05 No violations.

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal, stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Newforest Landscaping, Inc.

NAME AND ADDRESS	Percentage of Stock
<u>MANUEL GONZALEZ</u> 13454 SW 91 Terrace Miami, Fl 33186	<u>100%</u>
13454 SW 91 Terrace Miami, Fl 33186	
13454 SW 91 Terrace Miami, Fl 33186	
13454 SW 91 Terrace Miami, Fl 33186	

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership
_____	_____
_____	_____

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: Jorge Correa _____

NAME AND ADDRESS (if applicable)	Percentage of Interest
Jorge Correa 3200 Coconut Grove Drive Coral Gables, Fl 33134	100

Date of contract: 5-23-05

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

NOTICE:For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

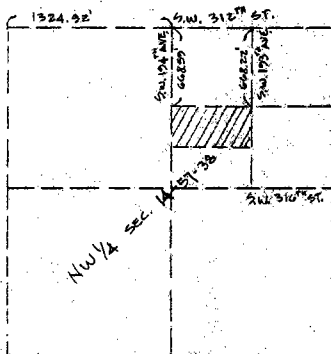
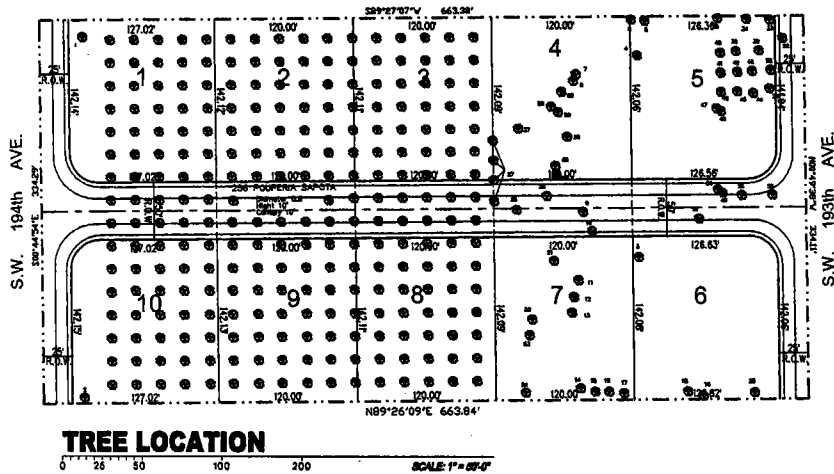
Signature: MANUEL GONZALEZ (Applicant)

Sworn to and subscribed before me this July 2005. Affiant is personally known to me or has produced N/A identification.

(Notary Public)
My commission expires _____

CLAUDIO FIVE
COMMISSION EXPIRES
April 13, 2009
#DD 412169
Bonds from
Notary Public Underwriter
NOTARY PUBLIC STATE OF FLORIDA

*Disclosure shall not be required of: 1) _____ the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.



LOCATION MAP

LEGAL DESCRIPTION

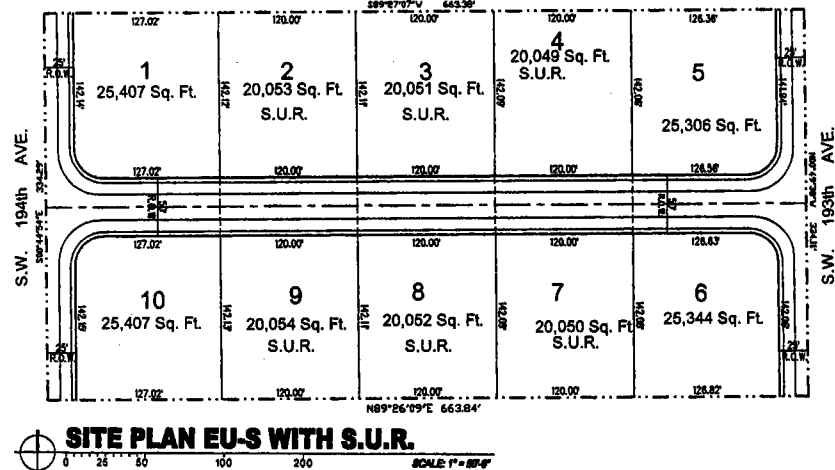
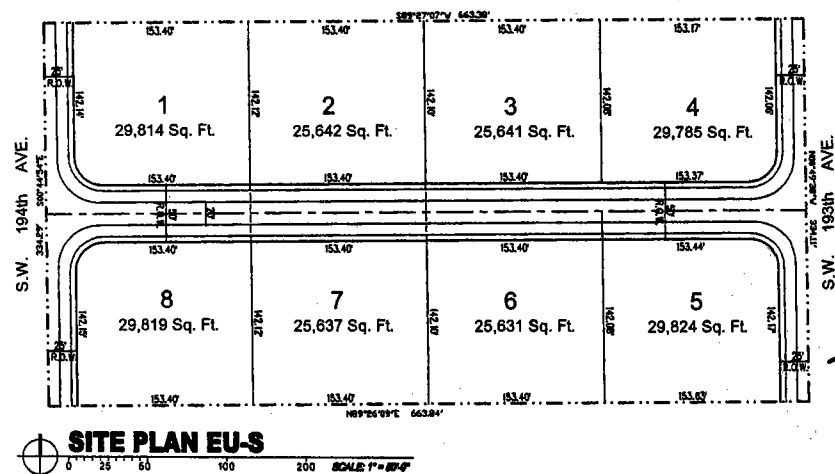
THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 87 SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA

SITE DATA - EU-S

Site Area	221,778.00	5.00
R.O.W. Deduction	47,828.00	1.10
Net Area	173,950.00	3.90
Number of Lots w/ S.U.R.	10	10
Gross density Max. (Units/Ac)	6.00	1.96

TREE LIST

No.	NAME	Diameter	Height	Canopy
1	UK	1	40	40
2	UK	2	18	10
3	COCONUT	1	30	15
4	COCONUT	1.5	28	20
5	UK	2	45	20
6	QUAVA	0.8	15	10
7	UK	1.5	10	25
8	UK	1	40	40
9	COCONUT	1.5	38	15
10	LEMON	0.8	15	10
11	UK	2	30	25
12	UK	0.8	25	15
13	QUAVA	0.8	15	12
14	UK	0.8	15	10
15	UK	0.8	15	10
16	UK	0.8	15	10
17	UK	0.8	15	10
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59	UK	0.8	15	10
60	UK	0.8	15	10



RECEIVED
205-267
NOV 4 - 2005

ZONING PLAN
MIAMI-DADE PLANNING AND ZONING DEPT.
BY *[Signature]*

RAMOS MARTINEZ
11/4/05

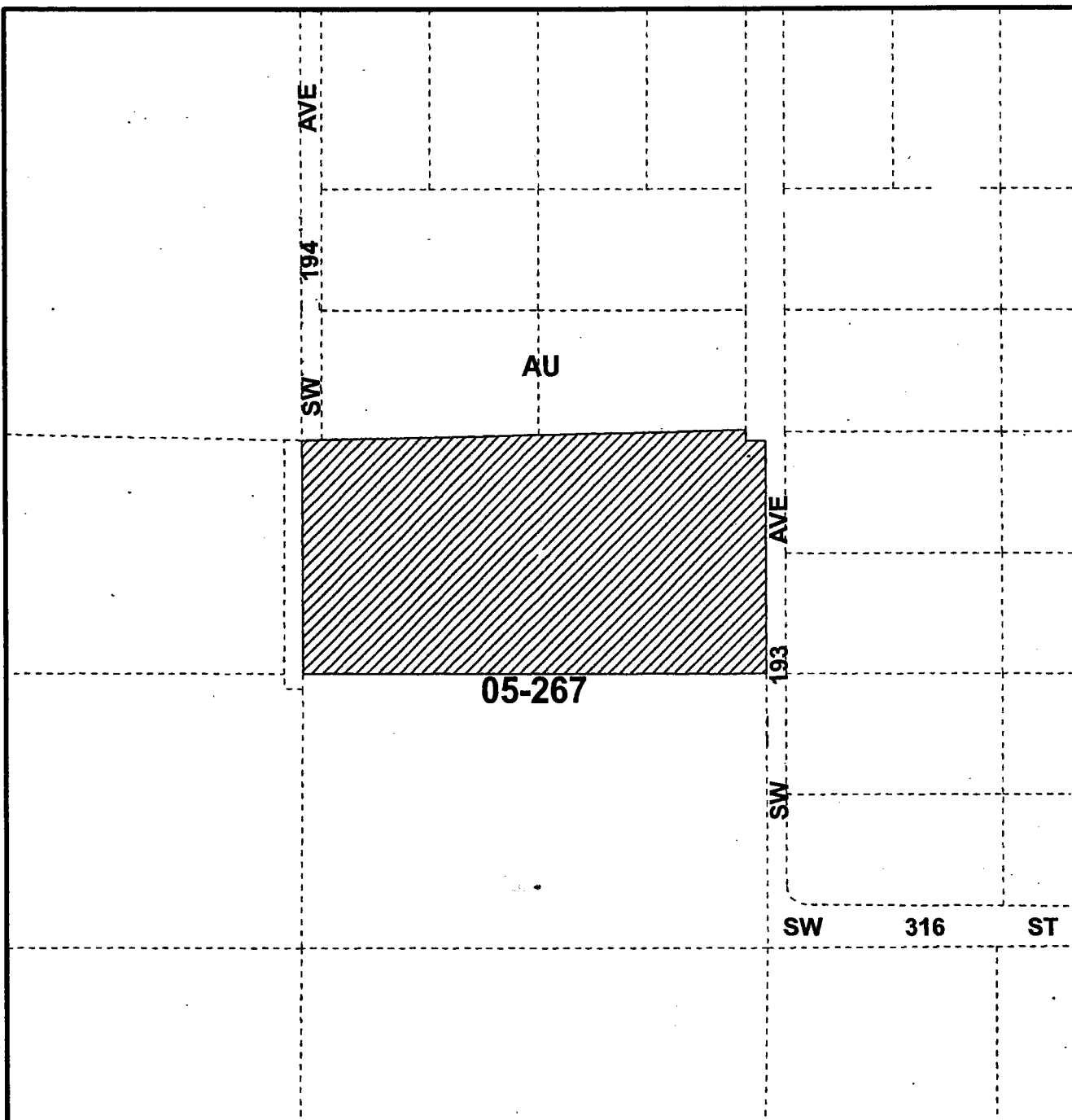
NEW FOREST SITE
MIAMI-DADE COUNTY, FLORIDA

NEW FOREST

SITE PLAN

SITE PLAN WITH S.U.R.

SP-1



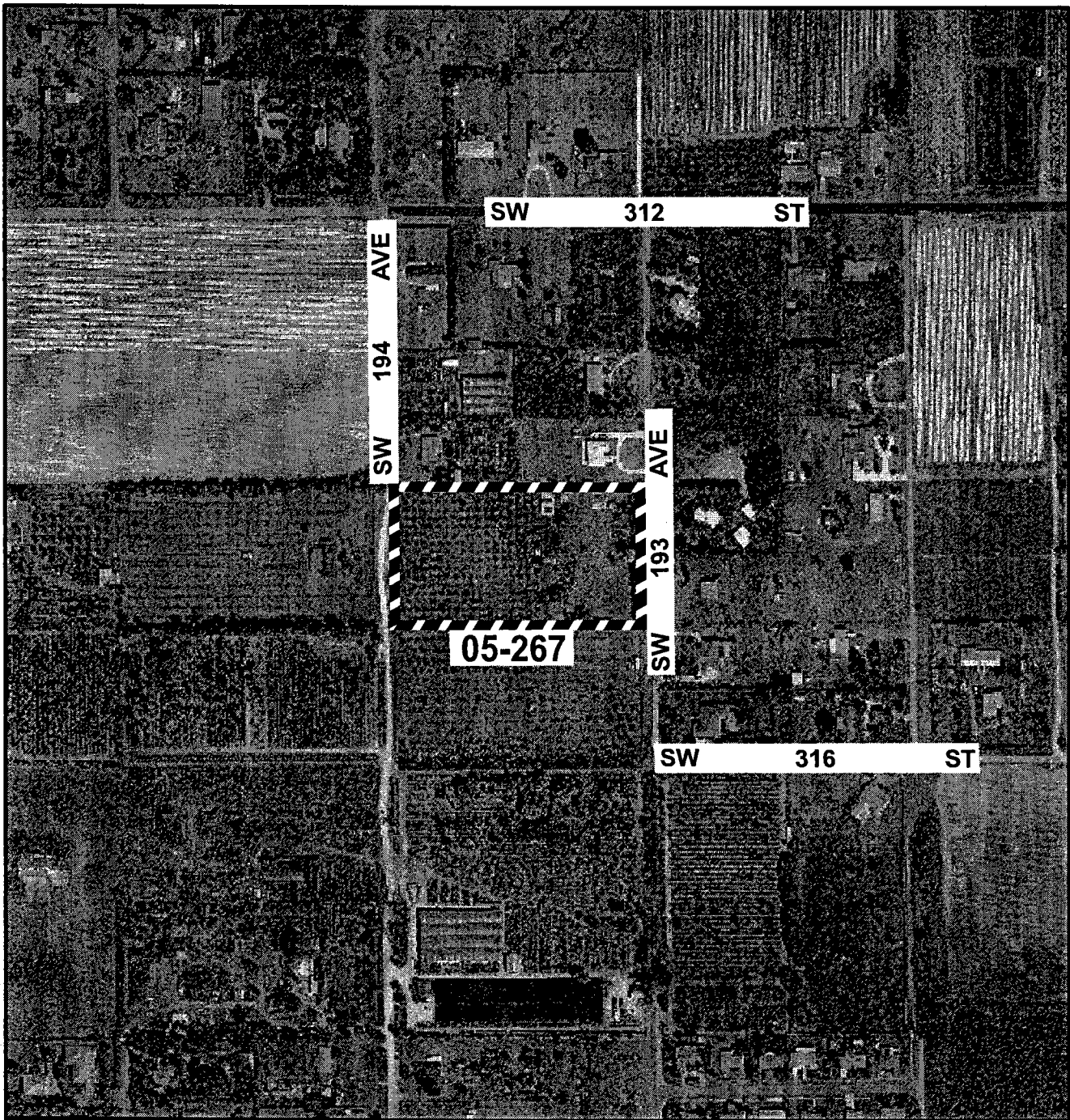
**MIAMI-DADE COUNTY
HEARING MAP**

Section: 14 Township: 57 Range: 38
Process Number: 05000267
Applicant: NEWFOREST LANDSCAPING INC.
Zoning Board: C14
District Number: 8
Drafter ID: ERIC
Scale: 1:200'

S C A L E
0 NTS N

 SUBJECT PROPERTY





**MIAMI-DADE COUNTY
AERIAL**

**Section: 14 Township: 57 Range: 38
Process Number: 05000267
Applicant: NEWFOREST LANDSCAPING INC.
Zoning Board: C14
District Number: 8
Drafter ID: ERIC
Scale: NTS**

S C A L E
0 NTS



SUBJECT PROPERTY



5. NEWFOREST LANDSCAPING, INC.
(Applicant)

06-1-CZ14-5 (05-267)
Area 14/District 8
Hearing Date: 1/18/06

Property Owner (if different from applicant) Same.

Is there an option to purchase ☒ /lease ☐ the property predicated on the approval of the zoning request? Yes ☒ No ☐

If so, who are the interested parties? JORGE CORREA

Disclosure of interest form attached? Yes ☒ No ☐

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
-------------	------------------	----------------	--------------	-----------------

NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 14**

APPLICANT: Newforest Landscaping, Inc.

PH: Z05-267 (06-1-CZ14-5)

SECTION: 14-57-38

DATE: January 18, 2006

COMMISSION DISTRICT: 8

ITEM NO.: 5

A. INTRODUCTION

o **REQUEST:**

AU to EU-S

o **SUMMARY OF REQUEST:**

The request will allow the applicant to change the zoning on the property from AU, Agricultural District, to EU-S, Estate Suburban One Family District.

o **LOCATION:**

The east side of SW 194 Avenue and 668' south of SW 312 Street, Miami-Dade County, Florida.

o **SIZE:** 5.09 Gross Acres

o **IMPACT:**

The approval of the requested district boundary change will provide additional housing units for the community. The rezoning of this site will have an impact on the schools, water and sewer services, and traffic in the area.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Estate Density**. This density range is typically characterized by detached estates, which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre. The subject property is located approximately one-half (1/2) mile east of and one (1) mile south of and within the Urban Development Boundary line.
2. Some existing uses and zoning are not specifically depicted on the LUP map. All existing lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map". The limitations referenced in this paragraph pertain to existing zoning districts and uses. All approval of new industrial locations must be

consistent with the LUP map or the specific exceptions provided in the various LUP map categories, the objectives and policies of this Plan.

3. The entire unincorporated area within the UDB is eligible to receive and utilize Severable Use Rights (SUR's) in accordance with provisions of Chapter 33-B, Code of Metropolitan Dade County. Accordingly, certain developments as specified in Chapter 33-B may be entitled to 16:52 density or floor area bonuses as authorized by Chapter 33-B. If the existing SUR program is modified pursuant to Land Use Element Policy 8C or other transferable development rights programs are established, all rights established by such programs shall be transferable to receiver sites inside the UDB as established in those programs.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

AU; vacant

Estate Density Residential, 1 to 2.5 dua

Surrounding Properties:

NORTH: AU; single-family residences

Estate Density Residential, 1 to 2.5 dua

SOUTH: AU; vacant

Estate Density Residential, 1 to 2.5 dua

EAST: AU; single-family residences

Estate Density Residential, 1 to 2.5 dua

WEST: AU; single-family residence

Estate Density Residential, 1 to 2.5 dua

The subject property is located within the Urban Development Boundary on the east side of SW 194 Avenue and 668' south of SW 312 Street in Miami-Dade County, Florida. Single-family residences, agricultural uses and vacant parcels of land characterize the area where the subject property lies.

E. SITE AND BUILDINGS:

Site Plan Review:

(site plans submitted)

Scale/Utilization of Site:

Acceptable

Location of Buildings:

N/A

Compatibility:

Acceptable

Landscape Treatment:

N/A

Open Space:

N/A

Buffering:

N/A

Access:

Acceptable

Parking Layout/Circulation:

N/A

Visibility/Visual Screening:

N/A

Energy Considerations:

N/A

Roof Installations:	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

Section 33-311(F): In evaluating an application for a **district boundary change** the Board shall take into consideration, among other factors the extent to which:

- (1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;
- (2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;
- (3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;
- (4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;
- (5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.

G. NEIGHBORHOOD SERVICES:

DERM	No objection*
Public Works	No objection
Parks	No comment
MDTA	No comment
Fire Rescue	No objection
Police	No comment
Schools	5 students

*Subject to the conditions indicated in the attached memorandum.

H. ANALYSIS:

The subject property is located approximately one-half mile east of and one mile south of and within the Urban Development Boundary on the east side of SW 194 Avenue and 668' south of SW 312 Street in Miami-Dade County, Florida. The applicant is seeking a zone change from AU, Agricultural District, to EU-S, Estate Suburban One Family District. The surrounding area where the subject property lies is characterized by single-family residences to the north, east and west and an AU-zoned vacant parcel of land to the south.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that this application meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida. However, the applicants will have to comply with all DERM conditions as set forth in their memorandum pertaining to this application. The **Public Works Department** has **no objections** to this application. They have indicated that road dedications and improvements will be accomplished through the recording of a plat. According to their memorandum, this application meets traffic concurrency criteria and will generate **11** additional **PM** daily peak hour vehicle trips. However, the distribution of these trips to the adjacent roadways does not exceed the acceptable levels of service (LOS) of the roadways, which are currently operating at LOS "B". **Miami-Dade Public Schools** (MDCPS) has indicated that the proposed zoning will bring **5** additional **students** into the area's public schools. They also indicated that Homestead Middle School and South Dade Senior High School are the schools that will be impacted by this development. They are currently operating at 119% and 132% of the Florida Inventory of School Houses (FISH) respectively, which exceeds the 115% FISH MDCPS capacity. However, the MDCPS memo further states that utilizing the County's Census 2000 figures, the proposed residential development will increase the FISH % utilization of Homestead Middle School to 120%. On October 13, 2005, MDCPS discussed with the applicant the impact of the proposed development on public schools, and the applicant has voluntarily proffered a Declaration of Restrictions to the School Board in order to provide a monetary donation, over and above impact fees as required by the Educational Facilities Impact Fee Ordinance.

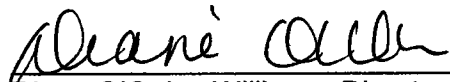
The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this site for **Estate Density Residential** use. This category permits a minimum of 1 unit to a maximum of 2.5 units per gross acre, which would allow the applicant to develop the site with a maximum of twelve (12) residential units. The proposed EU-S zoning will allow the applicant to develop the site with single-family residential units at a density of 1.74 units per gross acre, totaling a maximum of eight (8) units. The applicant has submitted site plans with two different renderings for review. Each one depicts a layout for proposed EU-S zoned lots. One plan provides eight (8) additional housing units, while the other proposes ten (10) additional units with the utilization of SUR's. The applicant has proffered covenants tying the development of the site to either one of these two proposed site plan variations. The interpretative text of the CDMP reads that the entire unincorporated area within the UDB is eligible to receive and utilize Severable Use Rights (SUR's) in accordance with provisions of Chapter 33-B, Code of Miami-Dade County. As such, either site plan layout the applicant has submitted for the proposed EU-S zoning would be deemed **consistent** with the LUP map of the CDMP.

The Department of Planning and Zoning supports the zone change to EU-S. Staff notes that the subject property is located in a section of land surrounded primarily by AU zoning district standards. However, residential zoning clusters can be seen throughout this section (14-57-38) and staff opines the EU-S zoning will be in keeping with the development trend in the area consisting of single-family residential developments. The requested EU-S zoning requires lot areas of 25,000 sq. ft. and lot frontages of 120'. However, should the applicants opt to develop the property utilizing Severable Use Rights (SUR's) in accordance with the provisions of Chapter 33-B of the Code of Miami-Dade County, the minimum lot area permitted would be 20,000 sq. ft. with minimum frontages of 110'. The requested zone change from AU to EU-S will be **compatible** with the surrounding community and **consistent** with the estate density land use designation of the Land Use Plan map of the CDMP. Although staff is supportive of either of the applicant's proposed plans, staff is of the opinion that the plan proposing ten (10) units would allow a higher development density within the UDB, and would more closely follow the LUP map **Estate Density Residential** use which would allow the applicant to develop the site with a maximum of twelve residential units. Staff, therefore, recommends approval of the district boundary change subject to the Board's acceptance of the proffered covenant restricting the development to the plan proposing ten (10) units.

- I. **RECOMMENDATION:** Approval, subject to the Board's acceptance of the proffered covenant restricting the development to the plan proposing ten (10) units.

- J. **CONDITIONS:** None.

DATE INSPECTED: 11/30/05
DATE TYPED: 11/21/05
DATE REVISED: 11/30/05; 12/12/05; 12/20/05
DATE FINALIZED: 12/20/05
DO'QW:AJT:MTF:LVT:NN:JGM


Diane O'Quinn Williams, Director
Miami-Dade County Department of
Planning and Zoning

Memorandum



Date: October 12, 2005

To: Diane O'Quinn-Williams, Director
Department of Planning and Zoning

From: Jose Gonzalez, P.E., Assistant Director
Environmental Resources Management

A handwritten signature in black ink, appearing to read "Jose Gonzalez", written over the printed name.

Subject: C-14 #Z2005000267
Newforest Landscaping, Inc.
E/S of SW 194th Avenue and S/O SW 312th Street
District Boundary Change from AU to EU-S
(AU) (5 Ac.)
14-57-38

The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Water Supply:

The closest public water main is a 12-inch main from the City of Homestead, located approximately 1,260 feet from the site. Based on the proposed request, the subject property is within a feasible distance for connection to public water; therefore, DERM shall require connection to the public water supply system.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions stipulated by DERM for this proposed development order.

Wastewater Disposal:

The closest public sanitary sewer is a gravity network from the City of Homestead located approximately 1,832 feet from the site, beyond the calculated feasible distance for connection to the public sanitary sewer system. Therefore, DERM would not object to the interim use of septic tanks and drainfield systems as a means for the disposal of the domestic liquid waste provided that the site is connected to the public water supply system and the proposed development meets the sewage loading requirements of Section 24-43.1(3) of the Code. Based upon the available information the proposal meets said requirements. Accordingly, DERM may approve the application and it may be scheduled for public hearing.

Notwithstanding the foregoing, the applicant is advised that the provisions of the Code are applicable throughout the development process, and for this reason if at the time of platting or building permit process it is determined by DERM that the site is within feasible distance for connection to public sanitary sewers as define in the Code, connection will be required.

Existing public sanitary sewer facilities and services meet the LOS standards set forth in the CDMP. Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternative means of sewage disposal. Use of an alternative means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

A Surface Water Management General Permit from DERM shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to site development, final plat or public works approval of paving and drainage plans. The applicant is advised to contact DERM for further information regarding permitting procedures and requirements.

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage must be provided for the 5-year/1-day storm event with full on-site retention of the 25-year/3-day storm. Pollution Control devices shall be required at all drainage inlet structures.

Site grading and development shall comply with the requirements of Chapter 11C of the Code.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required by DERM for this proposed development order.

Wetlands:

The subject property does not contain jurisdictional wetlands as defined by Section 24-5 of the Code; therefore, a Class IV Wetland Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation:

The subject property contains specimen-sized (trunk diameter \geq 18 inches) trees. Section 24-49 of the Code requires the preservation of tree resources. Consequently, DERM will require the preservation of all the specimen-sized trees, as defined in the Code, on the site. A Miami-Dade County tree removal permit shall be required prior to the removal or relocation of any trees. A tree survey showing all the tree resources on site will be required prior to reviewing the tree removal permit application. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Enforcement History:

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary:

DERM has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval to that effect as required by the Code.

cc: Lynne Talleda, Zoning Evaluation- P&Z
Ron Connally, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: NEWFOREST LANDSCAPING INC

This Department has no objections to this application.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 11 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
9948	SW 312 St. w/o US-1	B	B
9950	SW 320 St. e/o US-1	B	B
F-518	SW 177 Ave. n/o US-1	B	B

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.



Raul A Pino, P.L.S.

16-NOV-05



Miami-Dade County Public Schools

giving our students the world

Superintendent of Schools
Rudolph F. Crew, Ed.D.

October 13, 2005

Ana Rijo-Conde, AICP, Facilities Planning Officer
Facilities Planning

Miami-Dade County School Board

Frank J. Bolaños, Chair
Dr. Robert B. Ingram, Vice Chair
Agustin J. Barrera
Evelyn Langlieb Greer
Perla Tabares Hantman
Dr. Martin Karp
Ana Rivas Logan
Dr. Marta Pérez
Dr. Solomon C. Stinson

Ms. Maria Teresa-Fojo, Division Chief
Miami-Dade County
Department of Planning and Zoning
Zoning Evaluation Section
111 NW 1 Street, Suite 1110
Miami, Florida 33128

Re: Newforest Landscaping, Inc. - Application No. 05-267 (CC14)
East side of SW 190 Avenue and South of SW 312 Street

Dear Ms. Fojo:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's (District) review analysis of potential impact generated by the above referenced application. Please note that two of the impacted school facilities meet the referenced review threshold. The proposed residential development will impact Homestead Middle School and South Dade Senior High School currently operating at 119% and 132% of FISH % utilization, respectively. However, utilizing the County's Census 2000 figures, the proposed residential development will increase the FISH % utilization of Homestead Middle School to 120% (please see enclosed analysis).

Additionally, at its April 13, 2005 meeting, the Board approved School District criteria that would allow District staff to make recommendations on residential zoning applications that impact public schools beyond the 115% of FISH capacity threshold (Review Criteria). Pursuant to the Interlocal and the recently approved Review Criteria, the District met with the applicant on October 13, 2005, to discuss the impact of the proposed development on public schools.

The District is grateful that the applicant took the time to meet with the School District to discuss possible mitigation options outlined in the Review Criteria that may accommodate new students generated by the proposed application. As such, the applicant has voluntarily proffered a Declaration of Restriction to the School Board to provide a monetary donation, over and above impact fees. The payment of the required educational impact fees for this proposed development and the proffered monetary donation will provide the full capital cost of student stations for the additional students generated by the proposed development. Please be advised that such a proffer by the applicant is subject to School Board approval at an upcoming meeting.

Ms. Maria Teresa-Fojo
October 13, 2005
Page Two

Please note the attached analysis depicts the relief schools planned in the area, which includes the recently approved Facilities Five Year Work Program.

Also, attached is a list of approved Charter School Facilities, which may provide relief on a countywide basis.

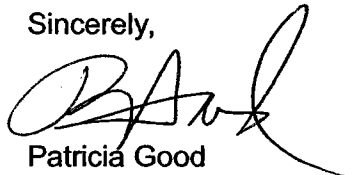
Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

$\text{New residential unit square footage} \times .90 \text{ (Square Footage Fee)} + \$600.00 \text{ (Base Fee)} + 2\% \text{ administrative fee} = \text{Educational Facilities Impact fee}$

As an example, assuming the proposed unit is 3,800 square feet, the 9-unit development is estimated to generate approximately \$36,180 (\$4,020 per unit, excluding the 2% administration fee) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,



Patricia Good
Coordinator III

PG:am
L-0442
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albueme
Mr. Michael A. Levine
Mr. Ivan M. Rodriguez
Ms. Vivian Villaamil
Mr. Felix Lasarte

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 05-267, Newforest Landscaping, Inc. (CC14)

REQUEST: Zone change from AU to EU-S

ACRES: 5 acres

MSA/Multiplier: 7.3/.60

LOCATION: East side of SW 194 Avenue and South of SW 312 Street

NUMBER OF UNITS: 9 single-family units (1 unit currently permitted under existing zoning classification, for a total of 10 units)

ESTIMATED STUDENT POPULATION: 5 students*

ELEMENTARY: 2

MIDDLE: 1

SENIOR: 2

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: West Homestead Elementary - 1550 SW 6 St.

MIDDLE: Homestead Middle – 650 NW 2 Ave.

SENIOR HIGH: South Dade Senior - 28401 SW 167 Ave.

All schools are located in Region 6

* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of August, 2005:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE	CUMULATIVE STUDENTS **
West Homestead Elem.	820/ 822*	806	102%/ 102%*	36	97%/ 98%*	841
Homestead Middle	1202/ 1203*	848	142%/ 142%*	158	119%/ 120%*	1238
South Dade Sr.	2774/ 2776*	1721	161%/ 161%*	380	132%/ 132%*	2971

* increased student population as a result of the proposed development.

** Estimated number of students (cumulative) based on zoning/land use log (2001- present) and assuming all approved developments are built; also assumes none of the prior cumulative students are figured in current population.

Notes:

- 1) Figures above reflect the impact of the class size amendment.
- 2) Pursuant to the Interlocal Agreement, the middle and senior high schools meet the review threshold.

PLANNED RELIEF SCHOOLS IN THE AREA

(information included in proposed 5-Year Capital Plan, 2005-2009, dated January 2005):

Projects in Planning, Design or Construction

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
State School "SS1" (Redland and Homestead Middle School Relief) (1604 student stations)	Design	June 2007
State School "CCC1" (South Dade Sr. High School Partial Replacement) (1522 additional student stations)	Design	March 2008

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan)	806
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan)	2452
Estimated Permanent Senior High seats (Current and Proposed in 5-Year Plan)	3243

Note: Some of the proposed schools will add relief to more than one school and new seats will be assigned based on projected need.

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$6,549 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$32,745.

CAPITAL COSTS: Based on the State's October-2005 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	2 x	\$ 13,890	=	\$ 27,780
MIDDLE	1 x	\$ 15,925	=	\$ 15,925
SENIOR	2 x	\$ 21,074	=	\$ 42,148

Total Potential Capital Cost	\$85,853
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* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

Charter School Growth in Miami-Dade County

Existing Charter Schools				
School Name	Actual Enrollment (8-10-05)	Projected Enrollment (as per contract)		
		2005-2006	2006-2007	Maximum
Academy of Arts & Minds	139	400	500	500
Archimedean Academy	432	525	525	525
Archimedean Middle Conservatory	55	160	240	240
ASPIRA Eugenio Maria de Hostos	299	600	600	600
ASPIRA Youth Leadership	291	450	450	450
ASPIRA South Youth Leadership	202	210	450	600
Aventura City of Excellence School	671	900	900	900
Balere Language Academy	155	175	250	450
Coral Reef Montessori	324	500	500	500
Doctors Charter School of Miami Shores	401	375	450	525
Doral Academy	728	2,200	2200	2,200
Doral Academy Middle School	809	1,250	1250	1,250
Doral Academy High School	908	1,800	1800	1,800
Doral Performing Arts & Entertainment Academy	50	100	150	200
Downtown Miami Charter School	558	650	650	650
Early Beginnings Academy – Civic Center	25	80	80	80
Early Beginnings Academy – North Shore	12	43	43	70
Florida International Academy	258	350	350	350
International Studies Charter High School	80	500	750	1,000
Keys Gate Charter School	1,085	1,150	1,150	1,150
Lawrence Academy	69	120	250	450
Liberty City Charter School	372	705	705	705
Life Skills Center Miami-Dade County	13	300	450	600
Mater Academy	700	1,150	1,150	1,150
Mater Academy Charter High School	1,158	1,300	1,300	1,300
Mater Academy Charter Middle School	1,157	1,300	1,300	1,300
Mater Academy East Charter School	310	800	800	800
Mater Academy East Middle School	103	250	250	250
Mater Performing Arts & Entertainment Academy	97	100	150	200
Miami Children's Museum	72	350	350	350
Miami Community Charter School	221	600	600	600
Oxford Academy of Miami	101	450	450	450
Pinecrest Preparatory Academy Middle School	216	750	800	800
Pinecrest Preparatory Academy	743	1,250	1,250	1,250
Rosa Parks Charter School/Florida City	192	400	600	600
Renaissance Elementary Charter School	444	500	500	500
Renaissance Middle Charter School	43	50	700	1,600
Sandor Wiener School of Opportunity	19	72	72	72
Sandor Wiener School of Opportunity, South	17	36	36	36
School for Integrated Academics & Technologies	262	600	800	800
Somerset Academy	514	700	700	700
Somerset Academy Charter Middle School	70	300	300	300
Somerset Academy Charter High School	7	250	375	500
Spiral Tech Elementary Charter School	71	290	290	290
Spirit City Academy	40	250	300	400
Sunshine Academy	100	150	200	450
The Charter School at Waterstone	1,001	1,000	1,000	1,000
Theodore R. and Thelma A. Gibson Charter School	11	500	600	600
Transitional Learning Academy	28	48	48	72
Youth Co-Op Charter School	508	525	525	525
TOTAL: 50 schools	16,141	27,514	30,139	32,690

Board-Approved Contracts for Schools to Open in Future Years

School Name	Projected Enrollment (as per contract)		
	2005-2006	2006-2007	Maximum
Charter on the Beach Middle School	-0-	250	250
Liceo ENLACE Miami! Charter Academy	-0-	475	775
A Child's Journey Charter School	-0-	175	600
Atlantic Science Academy	-0-	600	840
Cooperative Charter School	-0-	100	200
Dr. Joseph Coats Grace Community Charter School	-0-	600	600
Excelsior Academy of Miami	-0-	450	450
Mosaic Bilingual Academy	-0-	120	365
North Miami/Florida Int'l Univ. Charter Sr. High School	-0-	800	1,600
Pinecrest Academy Charter High School	-0-	600	850
South Dade Charter Elementary School	-0-	625	750
Summerville Charter School	-0-	600	600
TOTAL: 12 schools	-0-	5,395	7,880
SUB-TOTAL (EXISTING +APPROVED): 62 schools	27,514	35,534	40,570

Board-Approved applications for schools opening in subsequent years

Applicant	Number of Schools	Maximum Enrollment Capacity
Somerset Academy	6	6,400
Mater Gardens Academy Elementary School	1	900
Mater Springs Academy Elementary School	1	600
Mater Academy South Charter School	1	900
Mater Gardens Academy Middle School	1	450
Mater Springs Academy Middle School	1	300
Sabal Palm Charter High School	1	800
Charter Academy of Excellence	1	600
Palmetto Bay Charter Academy	1	1,600
Princeton Charter Academy	1	1,600
Homestead Charter High School	1	2,000
South Miami-Dade Charter Elementary School	1	600
South Miami-Dade Charter Middle School	1	300
Total :	18 schools	17,050
GRAND TOTALS		
Number of Schools	80	Maximum Enrollment Capacity
		57,620

NEW CHARTER SCHOOLS FOR 2005-2006

W/L	Name and Address of Charter School	Contact Information	Grade Levels
6006	Archimedean Middle Conservatory 12425 SW 72 St. Miami, FL 33183	Ms. Vasiliki Moysidis 305 640-6278	6-8
7016	Bridge Academy <i>Main Campus:</i> 8325 NE 2 Ave., Miami, FL 33138 <i>South Campus:</i> 224 Washington Ave., Homestead, FL 33030	Dr. Leo S. Cardona 954 907-2771 786 513-0546 Fax drleoc@myfra.com	12
6007	Charter on the Beach Middle School 2301 Normandy Dr. Miami Beach, FL 33141	Ms. Gladys Palacio 786 258-2505 gladyspalacio@aol.com	7-8
6040	Doctors Charter School of Miami Shores 11301 NW 5 Ave. Miami Shores, FL 33138	Ms. Maggie Manrara 305 795-2207 manraram@miamishoresvillage.com	6-12
7009	Doral Performing Arts & Entertainment Academy 11100 NW 27 St., Doral, FL 33172 and 2601 NW 112 Ave., Doral, FL 33172	Ms. Ofelia Alvarez 305 597-9950	9-12
4080	Early Beginnings – North Shore 985 NW 91 St. Miami, FL 33150 (North Shore Medical Center)	Ms. Carol Byrd, Principal United Cerebral Palsy 305 325-1080	PK-K
4070	Early Beginnings – Civic Center 1411 NW 14 Ave. Miami, Florida 33125	Ms. Carol Byrd, Principal United Cerebral Palsy 305 325-1080	PK-K
6027	Transitional Learning Academy 1411 NW 14 Ave. Miami, Florida 33125	Ms. Pamela Miller, Principal United Cerebral Palsy 305 325-1080	8-12
6008	Lawrence Academy 777 West Palm Drive Florida City, FL 33034	Dr. Keitha Burnett 305 281-3052 mkbur293@aol.com	6-8
1000	Liceo ENLACE! Miami 9705 E. Hibiscus Palmetto Bay, FL 33157	Ms. Lucy Puella-Capone 305 213-7723 ces1234@aol.com	K-8
6009	Mater East Academy Middle School 450 SW 4 St. Miami, FL 33130	Ms. Ana Valdes, Principal 305 324-4667	6-8

W/L	Name and Address of Charter School	Contact Information	Grade Levels
7014	Mater Performing Arts & Entertainment Academy 7901 NW 103 St. Hialeah Gardens, FL 33016	Ms. Christine McGuinn, Principal 305 828-1886	9-12
5010	Oxford Academy of Miami 10870 SW 106 St. Miami, FL 33176	Mr. Tobias Hernandez, Principal 305 598-4494 305 275-2003 Fax	K-5
5030	Sandor Wiener School of Opportunity, South 11025 SW 84 St. Miami, FL 33173	Ms. Lissa Gonzalez, Principal 305 279-3064 Lgonzalez1@dadeschools.net	PK-5
5050	Sunshine Academy 1733 NE 162 St. N. Miami Beach, FL 33162	Ms. Ann-Marie Manzano, Director 786 210-8324 manzanos5@netzero.net	K-8
1010	The Charter School at Waterstone 855 East Waterstone Way Homestead, FL 33034	Dr. Cristina Cruz, Principal drcruzwaterstone@aol.com Temporary office: Prime Outlets Mall 250 East Palm Drive, Suite 245 Florida City, FL 33034 305 248-6206 Fax: 305 248-6208 Email: info@charterschoolatwaterstone.com Web: www.charterschoolatwaterstone.com	K-8
6029	Spirit City Academy 3400 NW 135 St. Opa-locka, FL 33054	Ms. Cecilia Honeywood, Principal 786 493-1546 cahoneywood@dadeschools.net	6-8
7015	Life Skills Center Miami-Dade County 3535 NW 7 Street Miami, FL 33125	Mr. Jose Filpo 305 643-9111 305 643-9141 Fax jose.filpo@lifeskillscenters.com	10-12
6028	Renaissance Middle Charter School <i>Temporary location for 05-06:</i> 8360 NW 33 St. Miami, FL 33122	Ms. Ana Cordal, Principal 305 591-2225 acordal@dadeschools.net	6-8

Memorandum



Date: 22-SEP-05
To: Diane O'Quinn Williams, Director
Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue
Subject: Z2005000267

Fire Prevention Unit:

Fire Water & Engineering has no objection to plans presented with letter of intent dated July 19 2005. Applicant must submit changes to this plan for review and approval.

Service Impact/Demand:

Development for the above Z2005000267
located at THE EAST SIDE OF S.W. 194 AVENUE & 668' SOUTH OF S.W. 312 STREET, MIAMI-DADE COUNTY,
FLORIDA.

in Police Grid 2570 is proposed as the following:

<u>12</u> single	dwelling units	<u> </u> industrial	square feet
<u> </u> multifamily	dwelling units	<u> </u> institutional	square feet
<u> </u> commercial	square feet	<u> </u> nursing home	square feet

Based on this development information, estimated service impact is: 3.2 alarms-annually.

Existing services:

The Fire station responding to an alarm in the proposed development will be:
Station 16 - 325 N.W. 2 Street Homestead / Fla. City Rescue, ALS Engine, 50' Squrt

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:
None

Fire Planning Additional Comments:

Current service impact calculated based on letter of intent dated July 19 2005. Substantial changes to the letter of intent will require additional service impact analysis

DATE: 12/02/05

REVISION 2

TEAM METRO

ENFORCEMENT HISTORY

NEWFOREST LANDSCAPING INC

THE EAST SIDE OF S.W. 194
AVENUE & 668' SOUTH OF S.W.
312 STREET, MIAMI-DADE COUNTY,
FLORIDA.

APPLICANT

ADDRESS

Z2005000267

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

11-29-05 No violations.

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal, stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Newforest Landscaping, Inc.

NAME AND ADDRESS		Percentage of Stock
<u>MANUEL GONZALEZ</u>	<u>13454 SW 91 Terrace Miami, Fl 33186</u>	<u>100%</u>
	<u>13454 SW 91 Terrace Miami, Fl 33186</u>	
	<u>13454 SW 91 Terrace Miami, Fl 33186</u>	
	<u>13454 SW 91 Terrace Miami, Fl 33186</u>	

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership
_____	_____
_____	_____

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: Jorge Correa _____

NAME AND ADDRESS (if applicable)	Percentage of Interest
Jorge Correa 3200 Coconut Grove Drive Coral Gables, Fl 33134	100
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: 5-23-05

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

NOTICE:For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final

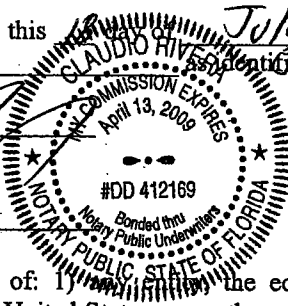
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: MANUEL GONZALEZ (Applicant)

Sworn to and subscribed before me this July 2005. Affiant is personally known to me or has produced N/A identification.

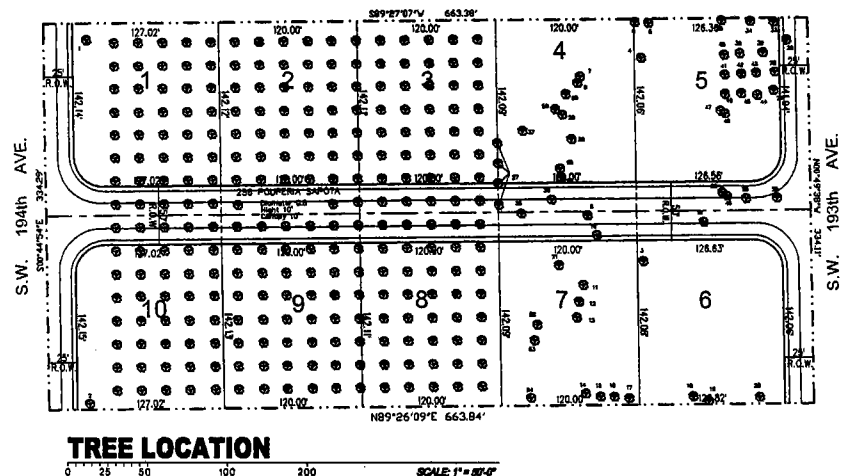
[Signature]
(Notary Public)

My commission expires _____

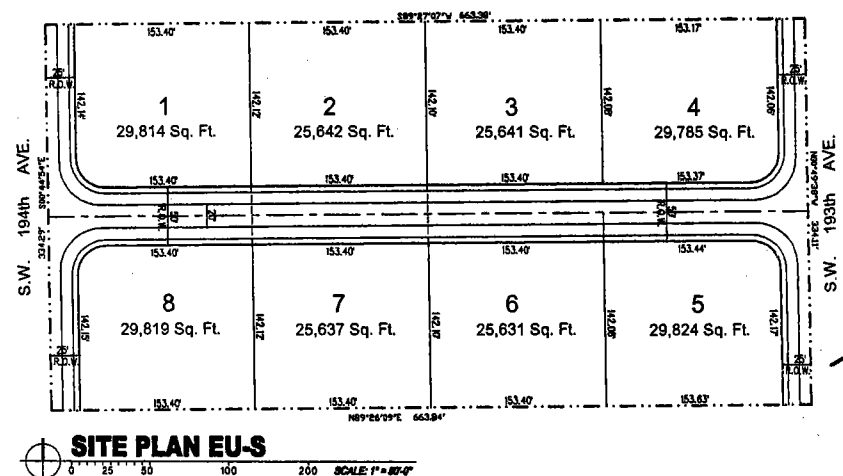


*Disclosure shall not be required of: 1) ~~any~~ the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

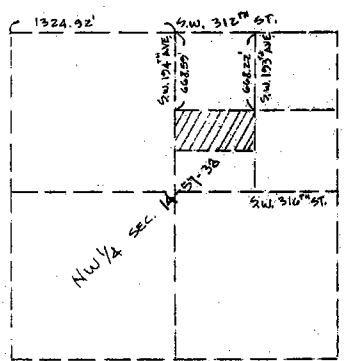
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TREE LOCATION



SITE PLAN EU-S



LOCATION MAP

LEGAL DESCRIPTION

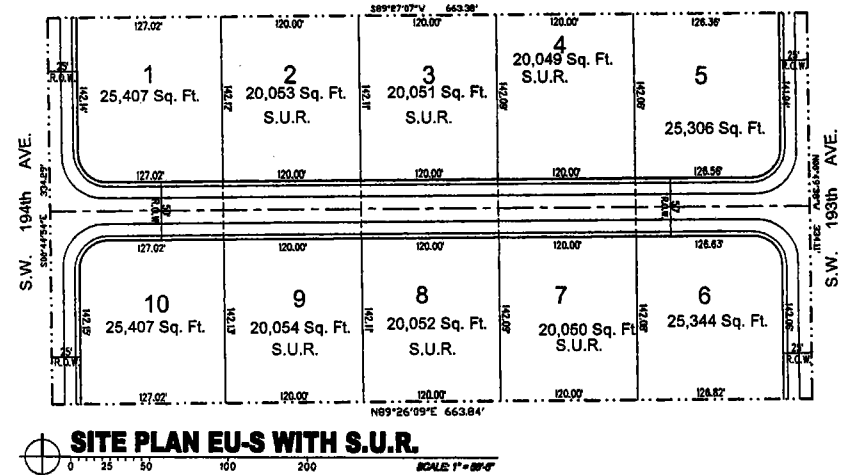
THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 31 SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA

SITE DATA - EU-S

GROUP	AREA	PERCENT
Grass Area	221,776.00	5.09
W.O.W. Dedication	27,428.00	1.10
Net Area	173,850.00	3.99
Units Calculations	Units/acre	Units/acre
Number of Lots w/ S.U.R.	10	10
Gross density Max. (Units/Ac)	5.00	1.00

TREE LIST

No	NAME	Diameter	Height	Canopy
1	UK	1	40	40
2	UK	2	18	10
3	UK	1	35	15
4	UK	1	35	15
5	COCONUT	1.8	25	20
6	UK	3	45	20
7	QUAYA	0.8	18	10
8	UK	1.8	10	20
9	UK	1	40	40
10	UK	1.5	35	15
11	UK	0.8	15	10
12	UK	0.8	15	10
13	UK	0.8	15	10
14	UK	0.8	15	10
15	UK	0.8	15	10
16	UK	0.8	15	10
17	UK	2	40	40
18	QUAYA	0.8	15	10
19	UK	0.8	15	10
20	UK	0.8	15	10
21	UK	1.5	35	15
22	UK	2	40	40
23	UK	1.5	40	20
24	UK	1	20	15
25	COCONUT	2	20	12
26	UK	2	40	40
27	ORANGE	4.8	15	10
28	UK	3	80	35
29	UK	1	30	20
30	UK	2	30	15
31	COCONUT	0.8	3	3
32	UK	0.8	3	3
33	UK	3.8	20	10
34	UK	0.4	8	15
35	UK	0.4	8	15
36	ORANGE	0.5	12	10
37	ORANGE	0.4	13	10
38	ORANGE	0.4	8	3
39	ORANGE	0.8	15	10
40	UK	0.8	20	10
41	UK	0.5	18	10
42	UK	0.7	15	10
43	UK	0.7	15	10
44	UK	0.8	20	10
45	UK	1	10	18
46	UK	0.8	12	10
47	UK	0.7	15	10
48	UK	0.8	20	10
49	COCONUT	1	4	8
50	COCONUT	0.8	7	6
51	UK	1.3	16	15
52	UK	1.2	20	20
53	UK	0.8	20	20
54	UK	2	18	20
55	UK	3	10	15
56	COCONUT	1.5	8	8
57	ORANGE	0.4	10	8
58	ORANGE	0.4	10	8
59	COCONUT	3	8	8



SITE PLAN EU-S WITH S.U.R.

RECEIVED
205-267
NOV 4 - 2005

ZONING
MIAMI-DADE PLANNING AND ZONING DEPT
BY

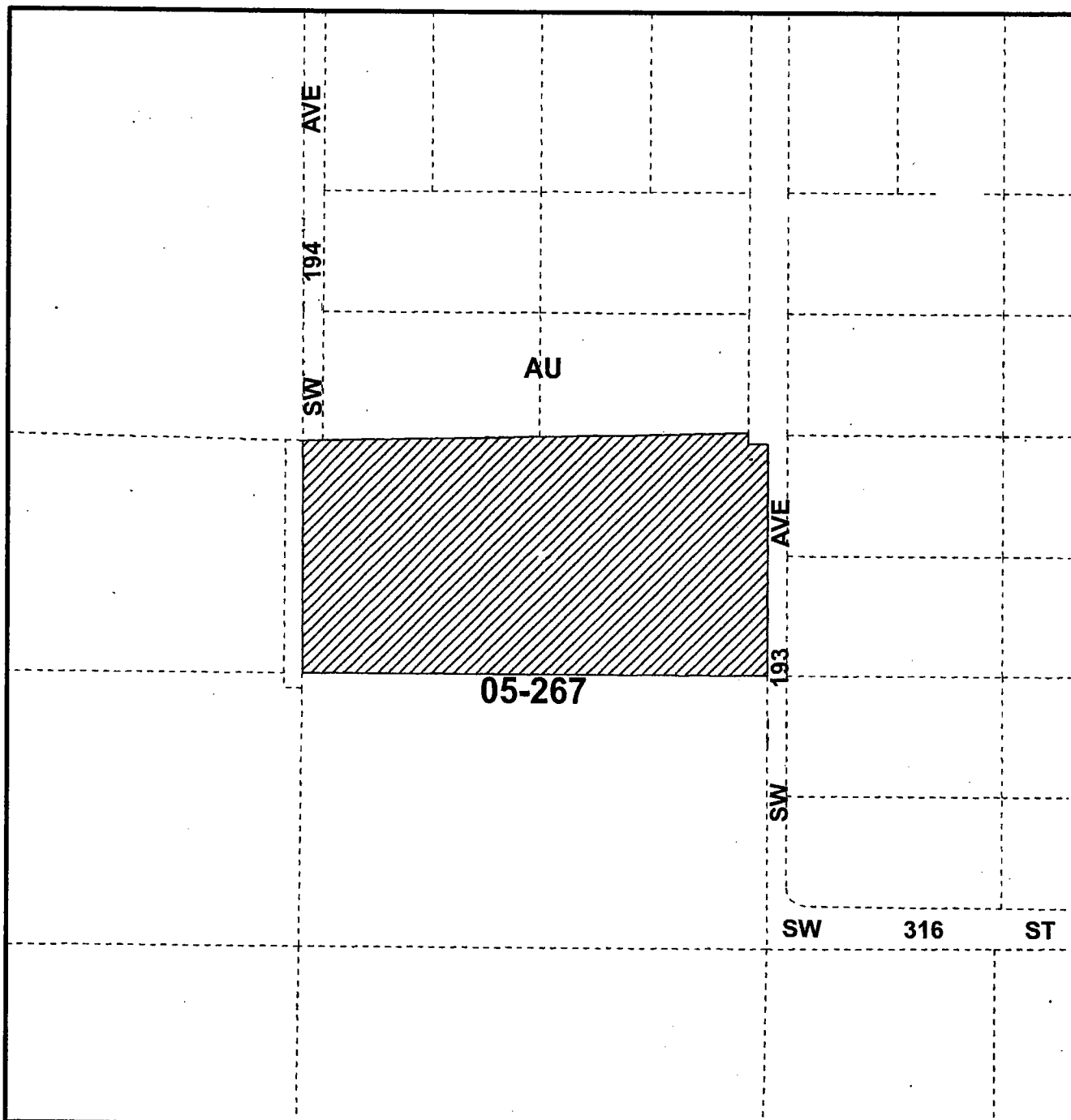
24

RAMOS MARTINEZ

NEW FOREST SITE

MIAMI-DADE COUNTY, FLORIDA

SP-1



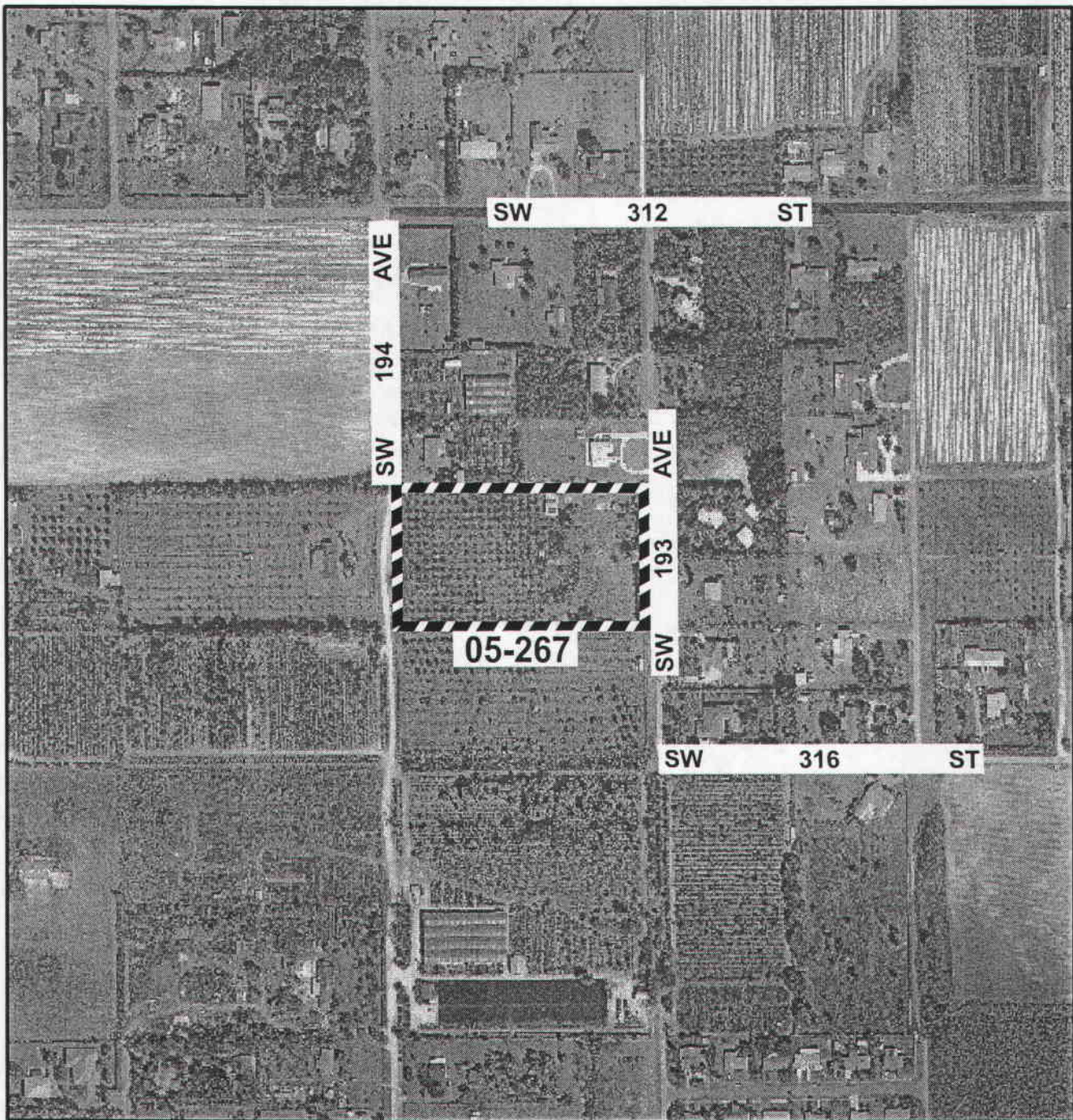
**MIAMI-DADE COUNTY
HEARING MAP**

**Section: 14 Township: 57 Range: 38
Process Number: 05000267
Applicant: NEWFOREST LANDSCAPING INC.
Zoning Board: C14
District Number: 8
Drafter ID: ERIC
Scale: 1:200'**

S C A L E
0 NTS N

 **SUBJECT PROPERTY**





**MIAMI-DADE COUNTY
AERIAL**

Section: 14 Township: 57 Range: 38
 Process Number: 05000267
 Applicant: NEWFOREST LANDSCAPING INC.
 Zoning Board: C14
 District Number: 8
 Drafter ID: ERIC
 Scale: NTS

S C A L E
 0 NTS



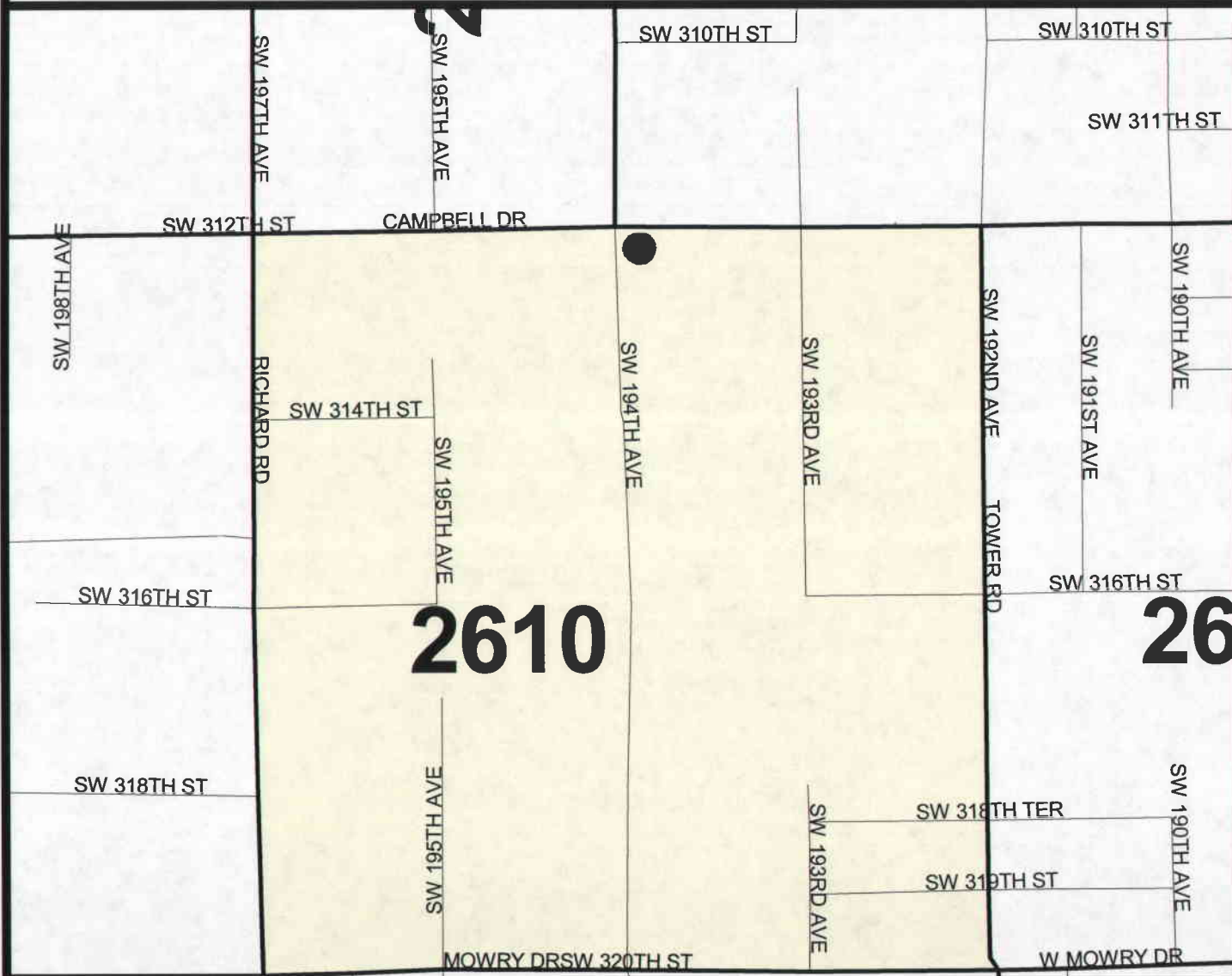
SUBJECT PROPERTY





Miami-Dade Police Department
Target Area - Police Grid(s): 2610
Newforest Landscaping Inc.; Hearing # 05-267

C-14



Police Grids Boundaries
 Boundary

MDPD Crime Analysis System
December 1, 2005
Data in this document represents
successfully geocoded attributes.

0 0.05 0.1 Miles





Miami-Dade Police Department Zoning Hearing Report - Dispatch Information For 2003 and 2004



Miami-Dade Police Department

Detail Filter: (Dis.Complaint Date >= FirstDate and Dis.Complaint Date < LastDate) and (Dis.Grid in ("0113", "0593", "0799", "1121", "1398", "1485", "1698", "2292", "2379", "2610", "3208")) and ((Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55") or (ALL in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55"))) and Common

		2003		2004	
Grid	Signal Code	Signal Description			
2610	13	SPECIAL INFORMATION/ASSIGNMENT	3	7	
	14	CONDUCT INVESTIGATION	10	9	
	15	MEET AN OFFICER	43	46	
	17	TRAFFIC ACCIDENT	2	1	
	19	TRAFFIC STOP	2	0	
	20	TRAFFIC DETAIL	1	0	
	21	LOST OR STOLEN TAG	1	1	
	22	AUTO THEFT	3	0	
	25	BURGLAR ALARM RINGING	6	13	
	26	BURGLARY	5	15	
	27	LARCENY	2	3	
	28	VANDALISM	1	2	
	29	ROBBERY	1	0	
	32	ASSAULT	3	1	
	34	DISTURBANCE	15	13	
	36	MISSING PERSON	0	1	
	37	SUSPICIOUS VEHICLE	3	0	
	38	SUSPICIOUS PERSON	0	5	
	41	SICK OR INJURED PERSON	3	3	
	49	FIRE	1	2	
52	NARCOTICS INVESTIGATION	0	1		
54	FRAUD	0	1		
Total Signals for Grid 2610 :			105	124	



MIAMI-DADE POLICE DEPARTMENT
Zoning Hearing Report Part I and Part II Crimes w/o AOA
For Specific Grids
For 2003 and 2004



Miami-Dade Police Department

Grid(s): 0113, 0593, 0799, 1121, 1398, 1485, 1698, 2292, 2379, 2610, 3208

2003 2004

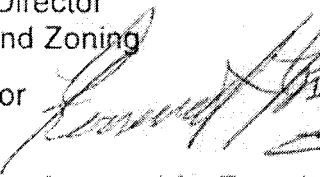
Grid 2610					
Part I					
130A		AGGRAVATED ASSAULT		0	2
2200		BURGLARY		1	4
2400		MOTOR VEHICLE THEFT		2	1
110A		RAPE		1	0
230G		SHOPLIFTING ALL OTHERS		5	8
230F		SHOPLIFTING FROM A MOTOR VEHICLE		3	6
Part I TOTAL				12	21
Part II					
2000		ARSON		0	1
260D		IMPERSONATION		0	1
350A		NARCOTIC BUY/SELL/POSS/IMPORT/MANUF		0	1
130B		SIMPLE ASSAULT		0	1
Part II TOTAL				0	4
Grid 2610 TOTAL				12	25

Memorandum



Date: September 30, 2005

To: Diane O'Quinn Williams, Director
Department of Planning and Zoning

From: Roosevelt Bradley, Director
Miami-Dade Transit 

Subject: FY-06 Blanket Concurrency Approval for Transit

This memo serves as a blanket authorization for the Department of Planning and Zoning to continue to approve concurrency applications for mass transit in all areas of Miami-Dade County.

Miami-Dade Transit (MDT) has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your department's Research Division, and a review of the Metrobus/Metrorail service area, we are able to re-authorize your department to review and approve concurrency applications since it appears that all areas of Miami-Dade County meet or exceed the Level-of-Service (LOS) for mass transit established in the above referenced County Rules and Regulations.

MDT continues with the development process for the North Corridor transit project along NW 27th Avenue from 62nd Street to the Broward County Line. Please ask your staff to continue to signal any application whose address is on NW 27th Avenue, between these two points, so that they may be reviewed by MDT Staff.

This authorization is intended to continue the arrangement between our respective departments, and is effective for the period of October 1, 2005 to September 30, 2006, or until canceled by written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, Chief, System Planning Division, at (305) 375-1193. Your continued cooperation on these important matters is greatly appreciated.

Cc: Albert Hernandez, Deputy Director
MDT Planning and Engineering
Mario G. Garcia, Chief
MDT Systems Planning Division
Helen A. Brown, Concurrency Administrator
Department of Planning and Zoning

✓ *H. Brown*
Memorandum

**MIAMI-DADE
COUNTY**

Date: December 2, 2004

To: Dianne O'Quinn-Williams, Director
Department of Planning and Zoning

From: *DM* Vivian Donnell Rodriguez, Director
Park and Recreation Department

Subject: Update for Blanket Concurrency Approval

RECEIVED

DEC 14 2004

MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

This memorandum updates the blanket concurrency approval memo of September 18, 2003. There is an adequate level of service within each of the three Park Benefit Districts for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year. Nevertheless, on a case-by-case basis, this Department will additionally evaluate the capacity of existing parks to support projected residential populations created by new development.

This approval is valid until November 30, 2005. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

VDR: WHG:BF:RK

cc: Helen Brown, Metropolitan Planning, DP&Z
W. Howard Gregg, Asst. Director for Planning & Development, PARD
Barbara Falsey, Chief, Planning and Research Division, PARD

Memorandum



Date: April 21, 2005

To: Alberto J. Torres, Assistant Director for Zoning
Department of Planning and Zoning

From: Manuel C. Mena, Chief
MDFR Fire Prevention Division

Subject: Concurrency Approval

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami-Dade County Code, blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami-Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2, Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied

MCM:skr

c: Control File



MEMORANDUM

*Original to Helen Proun
cy to Al Jones*

TO: Diane O'Quinn Williams
Director
Department of Planning and Zoning

DATE: September 12, 2003
SUBJECT: Solid Waste Disposal
Concurrency Determination

FROM: Andrew Wilfork
Director
Department of Solid Waste Management

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of 15 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2015 or seven (7) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2006), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

cc: Pedro G. Hernandez, P.E., Assistant County Manager
Victoria Garland, Acting Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Paul J. Mauriello, Acting Assistant Director for Disposal Operations, DSWM
Charles W. Parkinson, Jr., Acting Assistant Director for Administration, DSWM

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SEP 18 2003

ZONING SERVICES DIVISION, DADE COUNTY
DEPT. OF PLANNING & ZONING

BY _____

Department of Solid Waste Management (DSWM)
Solid Waste Facility Capacity Analysis
Fiscal Year 2002-2003

Year	Waste Projections (tons)	RESOURCES RECOVERY FACILITY					RTI FACILITY				LANDFILLS			WHEELABRATOR (contract had ended on 12/31/02)	Total
		On-site Gross Tonnage	Unders to South Dade	Shredded Tires to South Dade	Ash to Ashfill	Net Tonnage	RTI Gross Tonnage	RTI Rejects to North Dade and Medley Landfill	Okeelanta Ash to R.R. Ashfill	Tonnage	SOUTH DADE Garbage	NORTH DADE Trash	WMI Garbage & Trash		
					[1]	[2]			[3]	[4]	[5]	[6]	[7]	[8]	[1]-[8]
2003 *	1,837,000	936,000	196,000	17,000	119,000	804,000	270,000	54,000	27,000	189,000	410,000	333,000	146,000	8,000	1,836,000
2004 **	1,715,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	273,500	395,000	100,000	0	1,715,500
2005	1,715,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	273,500	395,000	100,000	0	1,715,500
2006 ***	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2007	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2008	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2009	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2010	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2011	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
RESOURCES RECOVERY		GARBAGE	TRASH	TIRES	TOTAL										
* TOTAL @ 1.84M		853,000	69,000	14,000	936,000 (91% Garbage; 9% Trash, includes Tires)		270,000 (RTI)								
** TOTAL @ 1.72M		853,000	69,000	14,000	936,000 (91% Garbage; 9% Trash, includes Tires)		270,000 (RTI)								
*** TOTAL @ 1.71M		853,000	69,000	14,000	936,000 (91% Garbage; 9% Trash, includes Tires)		270,000 (RTI)								
TOTAL WASTE STREAM PERCENTAGES @1.84 MILLIONS TONS															
GARBAGE 54.3%		997,000													
TRASH 44.4%		816,000													
SPECIAL (includes Tires) 1.3%		24,000													
TOTAL		1,837,000													

REMAINING CAPACITY BY FACILITY AT END OF FISCAL YEAR

Year	Ashfill Capacity *	South Dade Capacity **	North Dade Capacity ***	WMI **** Disposed
Base Capacity	207,000	4,352,000	3,130,000	146,000
2003	61,000	3,942,000	2,797,000	100,000
2004	0	3,698,500	2,402,000	188,000
2005	0	3,395,000	2,007,000	249,000
2006	0	3,131,500	1,612,000	249,000
2007	0	2,868,000	1,217,000	249,000
2008	0	2,604,500	822,000	249,000
2009	0	2,341,000	427,000	249,000
2010	0	2,077,500	32,000	249,000
2011	0	1,702,000	0	500,000
2012	0	1,294,500	0	500,000
2013	0	887,000	0	500,000
2014	0	479,500	0	500,000
2015	0	72,000	0	500,000
2016	0	0	0	
2017	0	0	0	
2018	0	0	0	
Total Remaining Years	0	12	6	

* Ashfill capacity includes cells 17 and 18; cells 19-20 have not been constructed. When cells 17 and 18 are depleted Resources Recovery Plant Ash and Okeelanta Ash go to South Dade Landfill and Medley Landfill (WMI).

** South Dade includes cells 3 and 4; cell 5 has not been constructed. Assumes all unders consumes capacity whether or not it is used as cover.

*** North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted trash goes WMI and South Dade Landfill.

**** Maximum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year is 100,000 tons. WMI disposal contract ends September 30, 2015. After WMI disposal contract ends tonnage goes to South Dade Landfill.

All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Brown and Caldwell, Dated October 2002.

2004 PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

PBD	2000 Population	Accrued Population	Total Population	Need @ 2.75 Acres Per 1000 (Acres)	Existing Local Open Space			Total Local Open Space	Surplus (Deficit) Acres	Level of Service
					Park Acres	School field Acres	1/2 Private Acres			
1	332,396	29,396	361,792	994.92	1,044.49	491.02	85.32	1,620.83	625.91	1.629
2	520,177	23,003	543,180	1,493.75	1,476.12	461.33	139.79	2,077.24	583.49	1.390
3	141,699	38,253	179,952	494.86	578.93	177.20	6.90	763.03	268.17	1.541
TOT:	994,272	90,652	1,084,924	2,983.53	3,099.54	1,129.55	232.01	4,461.10	1,477.57	1.520